

2024-003254

Klamath County, Oregon



00327704202400032540020025

04/29/2024 01:44:51 PM

Fee: \$87.00

WHEN RECORDED RETURN TO: *Same*

MAIL TAX STATEMENT TO:

Pioneer Spirits Properties LLC

8215 SW Tualatin-Sherwood Rd., Suite 200

Tualatin, OR 97062

WARRANTY DEED

THE GRANTOR(S),

- John Sinkavich with a mailing address of 7521 2nd Ave NE, Seattle, WA 98115,

for and in consideration of: 6000 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Pioneer Spirits Properties LLC, Registered Agent Derek M. Hotchkiss, 8215 SW Tualatin-Sherwood Rd., Suite 200, Tualatin, OR 97062.

the following described real estate, situated in the County of KLAMATH, State of Oregon:

R-3509-024B0-01600-000

Lot 9, Block 6, Klamath Country, in the County of Klamath, State of Oregon, as shown on Map filed in Book 20, Page 6 of Maps, in the office of the County Recorder of said County.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Grantor Signatures:

DATED: 4/26/2024

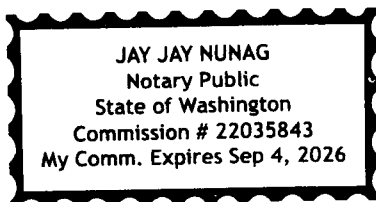
[Signature]

John Sinkavich
7521 2nd Ave NE
Seattle, Washington 98115

STATE OF Washington

COUNTY OF King, ss:

This instrument was acknowledged before me on this 26 day of April,
2024 by John Sinkavich.



[Signature]

Notary Public
Signature of person taking
acknowledgment

Notary public
Title (and Rank)

My commission expires

sep 4, 2026