

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Edward Lyons
Rhonda Lyons
3500 Summers Lane
#52
Klamath Falls, OR 97601

WARRANTY DEED

THE GRANTOR,

Pioneer Spirit Properties, LLC., an Oregon Limited Liability Company, dba Klamath Land and Timber Exchange, 8215 SW Tualatin-Sherwood Rd., Ste 200, Tualatin, OR 97062

for and in consideration of: **\$22,000** and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

Edward Lyons and Rhonda Lyons, 3500 Summers Lane, #52, Klamath Falls, OR 97601

as Tenants by the Entirety,

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

Williamson River Knoll, Block 2, Lot 9 & 10

APN: R238503

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 Signature:

DATED: 05/04/2024

Derek M Hotchkiss

Derek M. Hotchkiss

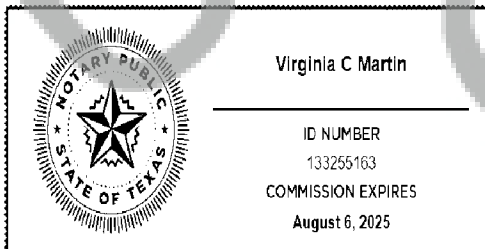
Owner/Operator

Pioneer Spirit Properties, LLC.

STATE OF Texas

COUNTY OF Tarrant, ss:

This instrument was acknowledged before me on this 4th day of May,
2024 by Derek M. Hotchkiss, Owner/Operator, Pioneer Spirit Properties, LLC.



Virginia C Martin

Notary Public

Signature of person taking acknowledgment

Notary Public, State of Texas

Title (and Rank)

My commission expires 08/06/2025.

Electronically signed and notarized online using the Proof platform.