

**2024-003605**

**Klamath County, Oregon**



00328140202400036050030035

05/09/2024 10:33:44 AM

Fee: \$92.00

WHEN RECORDED RETURN TO:  
MAIL TAX STATEMENT TO:  
Pioneer Spirit Properties, LLC.  
8215 SW Tualatin-Sherwood Road  
Tualatin, OR 97062

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**WARRANTY DEED**

THE GRANTOR(S),

- Marc Scarlata, an individual with a mailing address of 21431 Calle deOro Lake Forest, CA 92630,

for and in consideration of \$3,600 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

-Pioneer Spirit Properties, LLC., Registered Agent Derek M. Hotchkiss,

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

**R283829**

**Oregon Pines Block 18 Lot 53**

**Map Tax Lot: R-3511-015A0-01800-000**

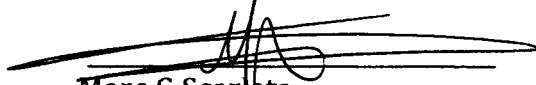
Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the 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: 4/26/24

  
\_\_\_\_\_  
Marc C Scarlata  
21431 Calle de Oro  
Lake Forest, California 92630

**Grantor Signatures:**

DATED: \_\_\_\_\_

\_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_, ss:

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_,  
\_\_\_\_\_ by Marc C Scarlata.

See Attached  
Certificate

APR 26 2024

☒ Acknowledgment  
☐ Jurat  
☐ Copy Certificate

\_\_\_\_\_  
Notary Public  
Signature of person taking  
acknowledgment

\_\_\_\_\_  
Title (and Rank)

My commission expires \_\_\_\_\_

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Orange

On April 26, 2024 before me Shannon Brown, Notary Public, personally appeared

Marc Scarlata

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) he are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



SIGNATURE

Shannon Brown

PLACE NOTARY SEAL ABOVE

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: Warranty Deed