



2024-003868

Klamath County, Oregon

05/16/2024 12:59:02 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Pioneer Spirit Properties, LLC, an Oregon Limited  
Liability Company, dba Klamath Land and  
Timber Exchange

8215 SW Tualatin-Sherwood Road, Suite 200

Tualatin, OR 97062

Until a change is requested all tax statements shall be  
sent to the following address:

Pioneer Spirit Properties, LLC, an Oregon Limited  
Liability Company, dba Klamath Land and  
Timber Exchange

8215 SW Tualatin-Sherwood Road, Suite 200

Tualatin, OR 97062

File No. 632700AM

---

## STATUTORY WARRANTY DEED

**Anthony Hon,**

Grantor(s), hereby convey and warrant to

**Pioneer Spirit Properties, LLC, an Oregon Limited Liability Company, dba Klamath Land and  
Timber Exchange,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of  
encumbrances except as specifically set forth herein:

**Lots 35 and 36 in Block 99, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT  
NO. 4, according to the official plat thereof on file in the office of the County Clerk of Klamath  
County, Oregon.**

**The true and actual consideration for this conveyance is \$10,000.00.**

The above-described property is free of encumbrances except all those items of record, if any, as of the  
date of this deed and those shown below, if any:

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 16th day of May, 2024.

*Anthony Hon*

Anthony Hon

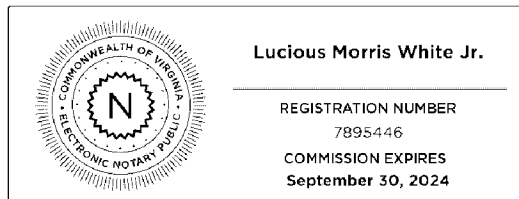
State of Virginia } ss  
County of Prince William }

On this 16th day of May, 2024, before me, Lucious Morris White Jr., a Notary Public in and for said state, personally appeared **Anthony Hon**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

*Lucious Morris White Jr.*

Notary Public for the State of Virginia  
Residing at: Commonwealth of Virginia / County of Prince William  
Commission Expires: 09/30/2024



Notarized remotely online using communication technology via Proof.