

2024-005562

Klamath County, Oregon



00330465202400055620030039

07/01/2024 04:02:46 PM

Fee: \$92.00

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

WARRANTY DEED

THE GRANTOR(S),

- Marc C Scarlata, an individual with a mailing address of 21431 Calle de Oro 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: 6/25/24

[Signature]

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

Grantor Signatures:

DATED: _____

6/25/24 ucs

STATE OF _____
COUNTY OF _____, ss:

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

USA DETRICK Notary Public

See Attached
Certificate

JUN 25 2024

☒ Acknowledgment
☒ Jurat
☐ Copy Certificate

Notary Public

Signature of person taking
acknowledgment

Title (and Rank)

My commission expires 12/02/2024

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 June 25, 2024 before me LISA DETRICK, Notary Public, Notary Public, personally appeared

Marc C. Scarlata

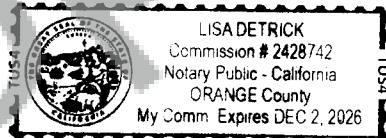
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

[Signature]



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