

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Daniel Heule
Sonya Heule
100 Hadley Drive
Yakima, WA 98908

WARRANTY DEED

THE GRANTOR,

- **Pioneer Spirit Properties, LLC.**, an Oregon Limited Liability Company, dba Klamath Land and Timber Exchange, Registered Agent, Derek M. Hotchkiss, 8215 SW Tualatin-Sherwood Rd., Suite 200, Tualatin, OR 97062

for and in consideration of: \$11,000 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- **Daniel Heule and Sonya Heule, as Tenants by the Entirety,**

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

APN: R233385

MapTaxLot: R-3507-017BB-02400-0000

Description of Real Property: Lot 9, Block 39, Tract No. 1184, Oregon Shores Unit #2 First Addition, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

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:

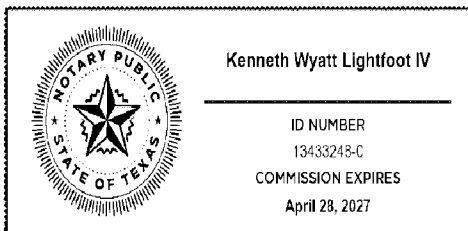
DATED: 07/03/2024

Derek M Hotchkiss

STATE OF Texas
COUNTY OF Galveston, ss:

This instrument was acknowledged before me on this 3rd day of July 2024.

by Derek M. Hotchkiss, Registered Agent to Pioneer Spirit Properties, LLC., an Oregon Limited Liability Company, dba Klamath Land and Timber Exchange.



Kenneth Wyatt Lightfoot IV

Notary Public
Signature of person taking acknowledgment

Notary Public, State of Texas 13433248-0

Title (and Rank)

My commission expires 04/28/2027.

Electronically signed and notarized online using the Proof platform.