

WHEN RECORDED RETURN TO:  
MAIL TAX STATEMENT TO:  
Pioneer Spirit Properties, LLC.  
dba Klamath Land and Timber Exchange  
8215 SW Tualatin-Sherwood Road  
Suite 200  
Tualatin, Oregon 97062

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**WARRANTY DEED**

THE GRANTOR(S),

- Steve M. Hackleman and Arlene M. Hackleman, PO Box 2574, Camp Verde, AZ 86322

for and in consideration of: \$5,000 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

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

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

**R394512**

**Lot 07, Block 94, Klamath Falls Forest Estates, Highway 66, Plat 4, 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 2010.

Grantor Signature:

DATED: 08/07/2024

Steve M. Hackleman

Steve M. Hackleman  
PO Box 2574  
Camp Verde, AZ 86322

Grantor Signature:

DATED: 08/07/2024

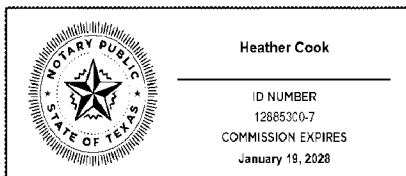
Arlene M. Hackleman

Arlene M. Hackleman  
PO Box 2574  
Camp Verde, AZ 86322

STATE OF Texas

COUNTY OF Kerr, ss:

This instrument was acknowledged before me on this 7th day of August,  
2024 by Steve M. Hackleman and ~~Arlene M. Hackleman~~ etc



Heather Cook  
Notary Public  
Signature of person taking acknowledgment

Notary Public, State of Texas

Title (and Rank)

My commission expires 01/19/2028

Electronically signed and notarized online using the Proof platform.

State of Texas  
County of Kerr

This instrument was acknowledged before me by means of an interactive two-way audio and video communication on 08/07/2024 by Arlene M. Hackleman.

Heather Cook

