

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),

- Derek Kent, 910 Escondido Dr., Sierra Vista, AZ 85635

for and in consideration of: \$7,500 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:

**R234437**

**OREGON SHORES UNIT 2 1ST ADDITION TRACT 1184, BLOCK 36, LOT 10**

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.

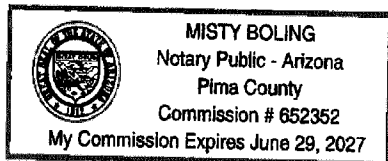
Grantor Signature:

DATED: 9-14-24

[Signature]

STATE OF Arizona  
COUNTY OF Cochise, ss:

This instrument was acknowledged before me on this 14<sup>th</sup> day of September,  
2024 by Derek Kent.



[Signature]

Notary Public  
Signature of person taking acknowledgment

Notary

Title (and Rank)

My commission expires 6/29/27

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