

2024-009639

Klamath County, Oregon

11/05/2024 08:27:01 AM

Fee: \$87.00

**WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:**

Davala Land, LLC.
9495 SW Riverwood Lane
Tigard, OR 97224

WARRANTY DEED

THE GRANTOR,

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

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

Davala Land, LLC., an Oregon Limited Liability Company

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

APN: R284481

Legal Description: Lot 10, Block 16, Oregon Pines, situated in Section 15, Township 35 South, Range 11 East of the Willamette Meridian, according to the official plat thereof on file in the office of the County Clerk of 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 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 2010.

Grantor Signature:

11/02/2024

DATED:

Derek M Hotchkiss

STATE OF Florida

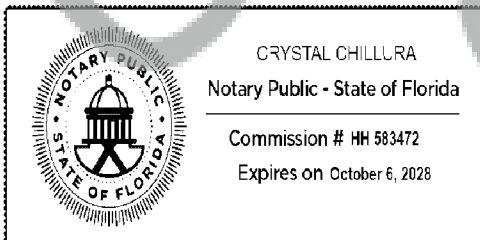
COUNTY OF Pasco, ss:

This instrument was acknowledged before me on this 2nd day of November 2024

by Derek M. Hotchkiss, Pioneer Spirit Properties, LLC., Owner/Operator.

by means of Physical Presence, x Online Notarization.

ID Provided Oregon Driver's License



Crystal Chillura

Notary Public Crystal Chillura

Signature of person taking acknowledgment

Online Notary

Title (and Rank)

My commission expires 10/06/2028

Notarized remotely online using communication technology via Proof.