

2024-010534

Klamath County, Oregon

12/05/2024 03:37:02 PM

Fee: \$87.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Renee Elizabeth Chandel
4500 Ruddell Road SE, #8
Lacey, WA 98503

WARRANTY DEED

THE GRANTOR,

Pioneer Spirit Properties LLC., Registered Agent Derek M. Hotchkiss

for and in consideration of: **\$6,500** and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

Renee Elizabeth Chandel, 4500 SE Ruddell Road, #8, Lacey, WA 98503

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

APN: R283829

Legal Description: 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 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:

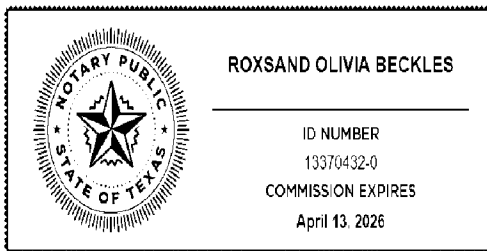
DATED: 11/18/2024

Derek M Hotchkiss

STATE OF Texas

COUNTY OF Dallas, ss:

This instrument was acknowledged before me on this 18th day of November, 2024 by Pioneer Spirit Properties LLC., Registered Agent Derek M. Hotchkiss.



[Signature]

Notary Public
Signature of person taking acknowledgment

Notary Public, State of Texas

Title (and Rank)

My commission expires 04/13/2026