

2025-001094

Klamath County, Oregon

02/18/2025 01:03:02 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Mail tax statements to:
Pioneer Spirit Properties, LLC.
8215 SW Tualatin-Sherwood Road
Suite 200
Tualatin, Oregon 97062

STATUTORY WARRANTY DEED

Steven Vincent Peterson and Ong Peterson, as Husband and Wife, 555 Honey Lane, Oakey, CA
9456, Grantor(s), hereby convey and warrant to

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

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set for herein:

APN: R237693

Lot 17 of Block 30 in Tract 1184-Oregon Shores-Unit 2-1st Addition as shown on the Map filed on November 8, 1978 in Volume 21, Page 29 of Maps in the office of the County Recorder of said County.

APN: R329843

Block 31, Lot 50, of the 4th Addition to Nimrod River Park as show on map in official records of said county.

The true and actual consideration for this conveyance is \$12,000

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, 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 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED: 02/17/2025

By: Steven Vincent Peterson
Steven Vincent Peterson

DATED: 02/17/2025

By: Ong Peterson
Ong Peterson

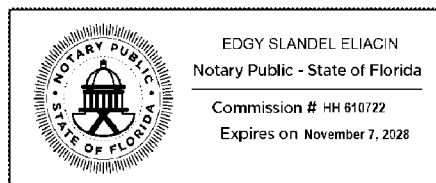
STATE OF Florida }, ss
COUNTY OF Miami-Dade }

On this 17th day of February, 2025, before me, Edgy Slandel Eliacin, a Notary Public in and for said state, personally appeared Steven Vincent Peterson and Ong Peterson known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written. Acknowledged before me on 02/17/2025 by Steven Vincent Peterson

and Ong Peterson produced CA drivers license

Edgy Slandel Eliacin Edgy Slandel Eliacin
Notary Public for the State of Florida
Residing at: Miami



Commission Expires: 11/07/2028 Notarized remotely online using communication technology via Proof.