

2025-001162
Klamath County, Oregon
02/20/2025 09:53:01 AM
Fee: \$87.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Robert Breckley
14011 N Newcastle Dr
Sun City, AZ 85351

Until a change is requested all tax statements shall be sent to the following address:

Robert Breckley
14011 N Newcastle Dr
Sun City, AZ 85351

File No. 666396AM

STATUTORY WARRANTY DEED

Pioneer Spirit Properties, LLC dba Klamath Land and Timber Exchange, an assumed business name,
Grantor(s), hereby convey and warrant to

Robert Breckley,

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

Lots 22 and 23, Block 9, Tract 1023, Klamath Country, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**3509-026A0-00200
3509-023D0-02000**

The true and actual consideration for this conveyance is \$25,000.00.

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:

Real property taxes due, if any, but not yet payable

Return To:
AmeriTitle

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: February 10, 2025

Pioneer Spirit Properties, LLC dba Klamath Land and Timber Exchange, an assumed business name

By: D. M. H.
Derek M. Hotchkiss, Member

State of Oregon } ss
County of Washington }

On this 11 day of Feb., 2025, before me,

Sarah Elizabeth Walker a Notary Public in and for said state, personally appeared Derek M. Hotchkiss known or identified to me to be the Managing Member in the Limited Liability Company known as Pioneer Spirit Properties, LLC, an Oregon Limited Liability Company, dba Klamath Land and Timber who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of Oregon
Residing at: Tigard OR
Commission Expires: 7/18/2028

