

2025-001779

Klamath County, Oregon

03/12/2025 01:33:01 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

William T. Knight, 5439 Parmerton Ave, Temple City, CA 91780

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: R240607

OREGON SHORES UNIT 2 1ST ADDITION TRACT 1184, BLOCK 41, LOT 19

The true and actual consideration for this conveyance is \$5,000

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:

APN: R240607

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: 03/12/2025

By: William T. Knight

William T. Knight

STATE OF Virginia } ss

COUNTY OF Fairfax }

On this 12th day of March, 2025, before me, Nurul Bashar, a Notary Public in and for said state, personally appeared William T. Knight 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.

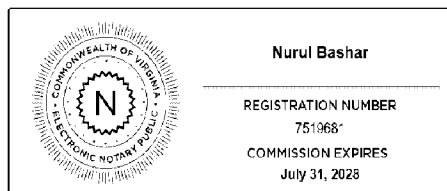
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Nurul Bashar

Notary Public for the State of Virginia

Residing at: 14539 old mill rd , centreville, va 20121

Commission Expires: 07/31/2028



Notarized remotely online using communication technology via Proof.