

2025-003994

Klamath County, Oregon

05/27/2025 01:47:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Mail tax statements to:
Pioneer Spirit Properties, LLC.
164 SE G Street
Grants Pass, Oregon 97526

STATUTORY WARRANTY DEED

Gayle Andrews and Kaitlyn Gaw, 9501 Hanlon Road, Odessa, FL 33556.

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: R469344

KLAMATH FALLS FOREST ESTATES HWY 66 PLAT #2 BLK-48 LOT-24

APN: R469353

KLAMATH FALLS FOREST ESTATES HWY 66 PLAT #2 BLK-48 LOT-23

The true and actual consideration for this conveyance is Fifteen Thousand, Five Hundred Dollars (\$15,500)

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: 05/23/2025

By: Gayle Andrews
Gayle Andrews

DATED: 05/26/2025

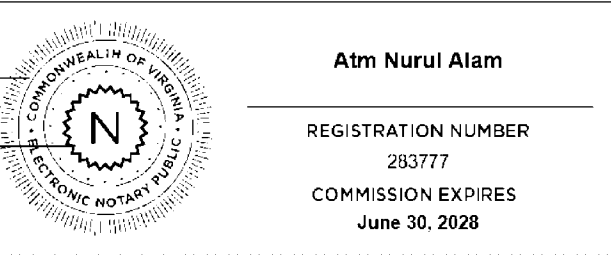
By: Kaitlyn Gaw
Kaitlyn Gaw

STATE OF Virginia } ss
COUNTY OF Prince William }

On this 23rd day of May, 2025, before me, Gayle L Andrews, a Notary Public in and for said state, personally appeared **Gayle Andrews** 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.

Atm Nurul Alam
Electronic Notary Public
Notary Public for the State of Virginia
Residing at: Prince William County
Commission Expires: 06/30/2028
Notarized remotely online using communication technology via Proof.



STATE OF Florida } ss
COUNTY OF Okaloosa }

On this 26th day of May, 2025, before me, OZELLA MAE MOORE, a Notary Public in and for said state, personally appeared **Kaitlyn Gaw** 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. produced US Passport

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

Ozella Mae Moore
OZELLA MAE MOORE
Notary Public for the State of Florida
Residing at: Destin
Commission Expires: 06/13/2027
Notarized remotely online using communication technology via Proof.

