



THIS SPACE RESERVED FOR RECORDER'S USE

**2025-005297**

**Klamath County, Oregon**

**06/27/2025 01:51:01 PM**

**Fee: \$92.00**

After recording return to:

Austin Wardlow

1765 Crater Lake Ave.

Medford, OR 97504

Until a change is requested all tax statements  
shall be

sent to the following address:

Austin Wardlow

1765 Crater Lake Ave.

Medford, OR 97504

File No. 1005879

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## STATUTORY WARRANTY DEED

**Pioneer Spirit Properties LLC dba Klamath Land and Timber Exchange**, Grantor(s), hereby convey  
and warrant to

**Austin Wardlow** ,

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:

**Lot 5 in Block 65 of KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT-PLAT  
NO. 3, according to the official plat thereof on file in the office of the County Clerk of Klamath  
County, Oregon.**

**The true and actual consideration for this conveyance is \$17,500.00.**

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

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: 06/26/2025

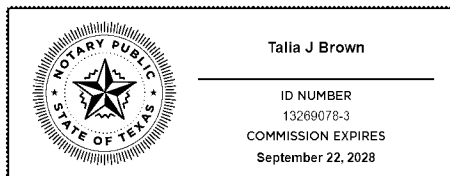
Pioneer Spirit Properties LLC  
dba Klamath Land and Timber Exchange

Derek M. Hotchkiss  
Derek M. Hotchkiss, Member

State of Texas  
County of Denton

On this 26th day of June 2025, before me, the undersigned, a Notary Public in and for said state, personally appeared **Derek M Hotchkiss**, known or identified to me to be the **Member** in the Limited Liability Company known as **Pioneer Spirit Properties, LLC, dba Klamath Land and Timber Exchange** and acknowledged to me that he/she/they executed the foregoing instrument 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.



Tallia J Brown  
Notary Public for the State of Texas  
Residing at: Denton County  
Commission Expires: 09/22/2028

Electronically signed and notarized online using the Proof platform.