

2025-006445

Klamath County, Oregon

07/25/2025 12:47:01 PM

Fee: \$92.00

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, OR 97526

STATUTORY WARRANTY DEED

Lemont E. Southworth, 338 Masters Drive, Idaho Falls, ID 83401

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:

Assessor's Parcel Number: R226231

Legal Description: Lot 19 in Block 13 Oregon Shores Subdivision - Tract #1053 in the County of Klamath, Sate of Oregon as shown on the map filed on October 3, 1973, in Volume 20, Pages 21 and 22 of Maps in the Office of the County Recorder of said County.

The true and actual consideration for this conveyance is \$7,500

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:

APN: R226231

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: 7-25-25

By: Lemont E. Southworth

Lemont E. Southworth

STATE OF Idaho } ss
COUNTY OF Bonneville }

On this 25 day of July, 2025, before me, Scott A. Stone, a Notary Public in and for said state, personally appeared Lemont E. Southworth 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.

Scott A. Stone

Notary Public for the State of Idaho

Residing at: 585 First St. Idaho Falls, ID

Commission Expires: Aug 16, 2028

