

2025-006861

Klamath County, Oregon

08/06/2025 11:03:02 AM

Fee: \$92.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Mail tax statements to:
Justin Kostick
Jessica Kostick
2775 Panorama Pl.
Chiloquin, OR 97624

STATUTORY WARRANTY DEED

Pioneer Spirit Properties, LLC, an Oregon Limited Liability Company, dba Klamath Land and Timber Exchange,

Grantor(s), hereby convey and warrant to

Justin Kostick and Jessica Kostick, as Tenants by the Entirety,

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, State 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 \$15,000.

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: 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: 08/04/2025

Pioneer Spirit Properties, LLC, an Oregon Limited Liability Company, dba Klamath Land and Timber Exchange.

By: Derek M. Hotchkiss

Derek M. Hotchkiss, Member

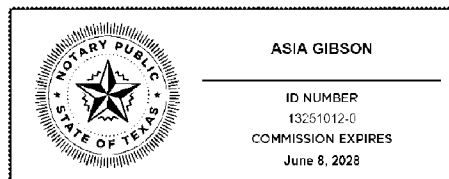
STATE OF TEXAS } ss

COUNTY OF DALLAS }

On this 4th day of August, 2025, before me, ASIA GIBSON, 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 who executed the foregoing instrument, and acknowledged to me that he 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.

Asia Gibson
Notary Public for the State of Texas
Residing at: 3131 Simpson Stuart RD Dallas, Texas
Commission Expires: 06/08/2028



Electronically signed and notarized online using the Proof platform.