

2025-007141

Klamath County, Oregon

08/14/2025 02:12:01 PM

Fee: \$92.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Pioneer Spirit Properties, LLC.
8215 SW Tualatin-Sherwood Rd.
Suite 200
Tualatin, OR 97062

WARRANTY DEED

THE GRANTORS,

- **Tamara McDaniel**, 93541 Briar Lane, Coos Bay, OR 97420

and

- **Brandon Kennedy**, 93541 Briar Lane, Coos Bay, OR 97420

for and in consideration of: \$0.00 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEES:

- **Pioneer Spirit Properties, LLC.**, an Oregon Limited Liability Company, dba Klamath Land and Timber Exchange, Registered Agent, Derek M. Hotchkiss, 8215 SW Tualatin-Sherwood Road, Suite 200, Tualatin, OR 97062

and

- **Brian Claus**, 129 Royal Court, Woodway, TX 76712

each to an undivided 50% interest.

The following described real estate, situated in the County of Klamath, State of Oregon:

R460352

Lot 41, Block 33, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee that Grantors are lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

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. 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.

Grantor Signature:

DATED: 02/18/2024

Tamara Michelle McDaniel

Tamara McDaniel

Grantor Signature:

DATED: 02/18/2024

Brandon John Kennedy

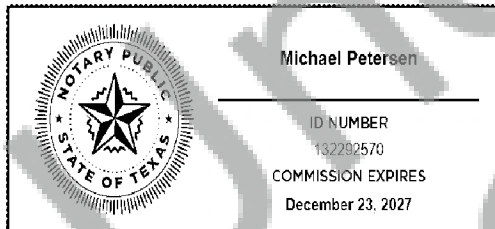
Brandon Kennedy

STATE OF Texas

COUNTY OF Kendall, ss:

This instrument was acknowledged before me on this 18th day of February,
2024 by Tamara McDaniel and Brandon Kennedy.

Michael Petersen



Notary Public Notary Public, State of Texas
Signature of person taking acknowledgment

Title (and Rank)

My commission expires 12/23/2027.

Electronically signed and notarized online using the Proof platform.