

2018-002913

Klamath County, Oregon

03/16/2018 01:46:01 PM

Fee: \$52.00

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

Send Tax Statement:

WHEN RECORDED RETURN TO:

Melissa A. Simpson

117 Bernal Road, Ste. 70-628

San Jose CA 95119

WARRANTY DEED

THE GRANTOR(S),

- Everland DC, LLC a Florida Limited Liability Company,

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Melissa A. Simpson and Karen S. Newmyer (joint tenancy), 117 Bernal Road, Ste. 70-628, San Jose CA 95119,

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

Parcel ID

Recorder:Legal Description

R-3511-016A0-03500-000 Lot 43, Oregon Pines, according to the official plate thereof
On file in the of the County Clerk of 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(s) that Grantor is 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 Signatures:

DATED: March 15, 2018

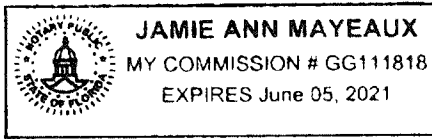


B. Scott Todd

Everland DC, LLC a Florida Limited Liability Company
2653 Bruce B Downs Blvd, Suite 108-225
Wesley Chapel, FL 33544

STATE OF Florida
COUNTY OF Manatee, ss:

This instrument was acknowledged before me on this 16 day of March, 2018 by Grantor.



Jamie Mayeaux
Notary Public

Signature of person taking
acknowledgment

Notary
Title (and Rank)

My commission expires 6-5-21