

**2020-000057**

**Klamath County, Oregon**

01/03/2020 09:39:00 AM

Fee: \$92.00

**RETURN RECORDED DOCUMENT TO**

Everland Equity, LLC  
2653 Bruce B Downs Blvd, Suite 108-225  
Wesley Chapel, FL 33544

**SEND TAX STATEMENTS TO**

Everland Equity, LLC  
2653 Bruce B Downs Blvd, Suite 108-225  
Wesley Chapel, FL 33544

## **WARRANTY DEED**

**THE GRANTOR(S)**, SEVENSTAR INVESTMENTS, a Tennessee Limited Liability Company, with a mailing address of 10810 N TATUM BLVD, SUITE 102-841, PHOENIX, AZ 85028 for and in consideration of the sum of \$3,200.00, and other valuable consideration, grants, bargains, sells, conveys and warranties to the **GRANTEE(S)**, EVERLAND EQUITY, A FLORIDA LIMITED LIABILITY COMPANY with a mailing address of 2653 BRUCE B DOWNS BLVD, SUITE 108-225, WESLEY CHAPEL, FL 33544, the following described real estate situated in Klamath County, OR:

**LEGAL DESCRIPTION:**

**PARCEL 1:**

THE EASTERLY 150 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 36 SOUTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1-1/2 INCH IRON PIPE WITH BRASS CAP MARKING THE NORTHEAST CORNER OF SAID SECTION 6; THENCE SOUTH 00° 45' 25" WEST ALONG THE EASTERLY LINE OF SAID SECTION 6, 616.71 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING SOUTH 00° 45' 25" WEST ALONG SAID SECTION LINE, 360.00 FEET TO A 1/2 INCH IRON PIN; THENCE LEAVING SAID SECTION LINE, WEST 678.48 FEET; THENCE NORTH 20° 24' 00" EAST, 348.06 FEET; THENCE EAST 549.36 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

AN EASEMENT 60 FEET IN WIDTH FOR ROADWAY PURPOSES, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED IN THE FOLLOWING PARTS:

**PART 1:**

COMMENCING AT THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 36 SOUTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; THENCE SOUTH 89° 55' 50" WEST ALONG THE NORTH LINE OF SAID SECTION 6, 328.33 FEET TO THE POINT OF BEGINNING FOR THIS PART OF THIS DESCRIPTION; THENCE LEAVING SAID NORTH SECTION LINE SOUTH 20° 24' 00" WEST 788.62 FEET; THENCE SOUTH 24° 55' 02" EAST, 181.39 FEET TO THE

BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF A 51.05 FOOT RADIUS CURVE TO THE RIGHT (DELTA = 114° 55' 02"; LONG CHORD = SOUTH 32° 32' 29" WEST, 86.07 FEET) 102.38 FEET TO THE END OF CURVE; THENCE WEST 118.29 FEET; THENCE SOUTH 20° 24' 00" WEST, 1286.89 FEET; THENCE WEST 699.25 FEET; THENCE NORTH 69° 45' 49" WEST, 599.61 FEET; THENCE NORTH 20° 24' 00" EAST, 2105.45 FEET TO SAID NORTH LINE OF SECTION 6, THE TERMINUS OF THIS PART OF THIS DESCRIPTION.

**PART II:**

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6; THENCE SOUTH 00° 45' 25" WEST ALONG THE EAST LINE OF SAID SECTION 6, 616.71 FEET TO THE POINT OF BEGINNING FOR THIS PART OF THIS DESCRIPTION; THENCE LEAVING SAID EAST SECTION LINE WEST, 517.35 FEET TO THE TERMINUS FOR THIS PART OF THIS DESCRIPTION.

**PART III:**

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH 00° 45' 25" EAST ALONG THE EAST LINE OF SAID SECTION 6, 384.84 FEET; THENCE LEAVING SAID EAST SECTION LINE NORTH 76° 44' 08" WEST, 495.47 FEET TO THE POINT OF BEGINNING FOR THIS PART OF THIS DESCRIPTION; THENCE WEST 595.36 FEET TO THE TERMINUS FOR THIS PART OF THIS DESCRIPTION.

**PART IV:**

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH 00° 45' 25" EAST ALONG THE EAST LINE OF SAID SECTION 6, 894.84 FEET; THENCE LEAVING SAID EAST SECTION LINE WEST 435.00 FEET TO THE POINT OF BEGINNING FOR THIS PART OF DESCRIPTION; THENCE CONTINUING WEST 501.98 FEET TO THE TERMINUS OF THIS PART OF THIS DESCRIPTION.

**PART V:**

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE SOUTH 00° 00' 11" EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 550.00 FEET; THENCE LEAVING SAID WEST QUARTER SECTION LINE EAST, 400.03 FEET OT THE POINT OF BEGINNING FOR THIS PART OF THIS DESCRIPTION; THENCE CONTINUING EAST 264.73 FEET TO THE TERMINUS OF THIS PART OF THIS DESCRIPTION.

**PARCEL ID: 360950**

**SUBJECT TO:** Current 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 the Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

**- SIGNATURE PAGE TO FOLLOW -**

**GRANTOR SIGNATURE(S)**

*Erik Peterson*

Erik Peterson, Managing Member for Sevenstar Investments, LLC

12/20/19

Date

**ACKNOWLEDGMENT OF INDIVIDUAL**

STATE OF Tennessee )  
COUNTY OF Williamson )

The foregoing instrument was acknowledged before me this 12.20.19 (date), by  
**Erik Peterson**, who is/are personally known to me or who has produced a valid Drivers License(s)  
as identification and who has taken an oath.

**NOTARY PUBLIC** Witness my hand and seal

*Naomi Capehart*  
Print Name  
*Naomi Capehart*  
Signature

April 6 2021  
My Commission Expires

