

2020-000599

Klamath County, Oregon

01/16/2020 08:27:05 AM

Fee: \$87.00

RETURN RECORDED DOCUMENT TO

Sevenstar Investments, LLC
10810 N Tatum Blvd Suite 102-841
Phoenix, AZ 85028

SEND TAX STATEMENTS TO

Sevenstar Investments, LLC
10810 N Tatum Blvd Suite 102-841
Phoenix, AZ 85028

WARRANTY DEED

THE GRANTOR(S), ARTHUR BOWMAN, a single man, with the mailing address of 1875 VAN NESS AVE, KLAMATH FALLS, OR 97601 for and in consideration of the sum of \$8,000.00, and other valuable consideration, grants, bargains, sells, conveys and warranties to the **GRANTEE(S)**, SEVENSTAR INVESTMENTS, a Tennessee Limited Liability Company, with a mailing address of 10810 N TATUM BLVD, SUITE 102-841, PHOENIX, AZ 85028, the following described real estate situated in Klamath County, OR:

LEGAL DESCRIPTION:

Lot 15 & 16 of Block 22 of Sprague River Valley Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL ID: 362565 & 362556

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)

Signature Arthur Bowman

ARTHUR BOWMAN

Print Name

ARTHUR Bowman

Date

1-9-20

Signature

Print Name

Date

ACKNOWLEDGMENT OF INDIVIDUAL

STATE OF Oregon)

COUNTY OF Klamath)

The foregoing instrument was acknowledged before me this 1/9/2020 (date), by
ARTHUR BOWMAN (name), who is personally known to me
or who has produced Oregon Driver's license (type of identification) as identification.

NOTARY PUBLIC Witness my hand and seal

Rebekah Ann Beger

Print Name

Signature

June 25 2023

My Commission Expires

988591

Commission #

(SEAL)

