

2020-005576

Klamath County, Oregon

05/04/2020 01:54:16 PM

Fee: \$87.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Creekside Developments, LLC
1920 Dresden Drive NE #190981
Brookhaven, GA 30319

WARRANTY DEED

THE GRANTOR(S),

- RASMUSSEN JULIAN LARRY TRUSTEE AND RASMUSSEN FAMILY
TRUST, 13125 TRIUMPH DR , POWAY, CA 92064,

for and in consideration of: 4500 and other good and valuable consideration grants,
bargains, sells, conveys and warranties to the GRANTEE(S):

- Creekside Developments, LLC, with a mailing address of 1920
Dresden Drive NE #190981, Brookhaven, GA 30319,
the following described real estate, situated in the County of KLAMATH, State of Oregon:

KLAMATH FOREST ESTATES BLK-6 LOT-8

R260648

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:

Grantor Signatures:

DATED: 04/27/2020

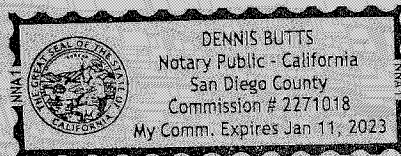
DATED: _____

Julian Larry Rasmusen
RASMUSSEN JULIAN LARRY TRUSTEE
AND RASMUSSEN FAMILY TRUST
13125 TRIUMPH DR, POWAY, CA
92064

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO, ss:

This instrument was acknowledged before me on this 27th day of April, 2020,
by RASMUSSEN JULIAN LARRY TRUSTEE AND RASMUSSEN FAMILY TRUST.



Dennis Butts
Notary Public
Signature of person taking
acknowledgment

Notary Public
Title (and Rank)

My commission expires 04/21/2020