

2020-005803

Klamath County, Oregon

05/08/2020 12:57:49 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),

- MARISSA D BOGDANSKY, 384 S BEACON ST, ROCKAWAY BEACH, OR 97136,

for and in consideration of: \$4300 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 FALLS FOREST ESTATES HWY 66 PLAT #1 BLK-3 LOT-3

R382320

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: 5/7/2020

Marissa D Bogdansk
MARISSA BOGDANSKY
384 S BEACON ST, ROCKAWAY BEACH,
OR 97136

Grantor Signatures:

DATED: _____

STATE OF Illinois
COUNTY OF Williamson, ss:

This instrument was acknowledged before me on this 7th day of May,
2020 by MARISSA D BOGDANSKY.

Marsha L Linnabary

Notary Public

Signature of person taking
acknowledgment

Branch Manager

Title (and Rank)

My commission expires 10/5/23

