

2020-007162

Klamath County, Oregon

06/11/2020 09:06:24 AM

Fee: \$92.00

WHEN RECORDED RETURN TO/MAIL TAX STATEMENT TO:
Everland Equity, LLC, a Florida Limited Liability Company
2653 Bruce B Downs Blvd #108-225
Wesley Chapel, FL
33544

WARRANTY DEED

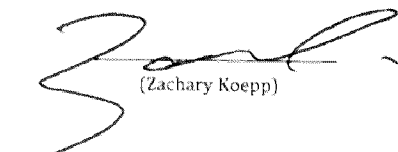
THE GRANTOR(S), Zachary Koepp of 2355 Westwood Blvd. #750, Los Angeles, CA, 90064, for and in consideration of: and other good and valuable consideration grants to the GRANTEE(S): Everland Equity, LLC, a Florida Limited Liability Company of 2653 Bruce B Downs Blvd #108-225, Wesley Chapel, FL, 33544, the following described real estate, situated in the County of Klamath, State of Oregon:

A parcel of land situated in the NE ¼ of Section 6, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, described as follows: Beginning at a point which bears S 00°45'25" W a distance of 616.71 feet and W a distance of 150.0 feet from the brass cap monument marking the NE corner of said Section 6: thence continuing West a distance of 150.0 feet to a point: thence S 00° 45' 25" West a distance of 360.0 feet to a point; thence East a distance of 150.0 feet to a point; thence N 00° 45' 25" East a distance of 360.0 feet, more or less, to the point of beginning. Together with an easement 60 feet in width for roadway purposes as created by instrument recorded October 7, 1977, in Volume M77, Page 19171, Microfilm Records of Klamath County, Oregon, and by instrument recorded January 23, 1978, in Volume M78, Page 1393, Microfilm Records of Klamath County, Oregon. Except any portion of said easement lying within the boundaries of that main parcel first above described. Subject to covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record.

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.

Grantor Signatures:

DATED: 6-10-2020


(Zachary Koepp)

ACKNOWLEDGEMENT

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 Los Angeles, SS:

Zachary David Koepf [Signature]

Notary Public

Signature of person taking acknowledgment

Sec Attached

Title (and Rank)

My commission expires 11/13/2022

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

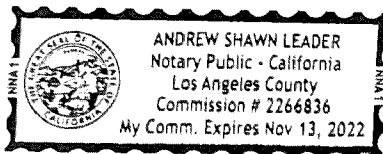
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
 County of Los Angeles
 On 6/10/2020 before me Andrew Shawn Leader, Notary Public
 Date Here Insert Name and Title of the Officer
 personally appeared Zachary David Koepf
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____