

2020-007864

Klamath County, Oregon

06/29/2020 08:22:01 AM

Fee: \$92.00

WHEN RECORDED RETURN TO:

Everland MHP 1, LLC

1936 Bruce B. Downs Blvd #551

Wesley Chapel FL 33543

SENT TAX STATEMENTS TO:

Everland MHP 1, LLC

1936 Bruce B. Downs Blvd #551

Wesley Chapel FL 33543

WARRANTY DEED

THE GRANTOR(S),

- Everland DFY 1, LLC, a Florida Limited Liability Company, with a mailing address of 1936 Bruce B Downs Blvd #551, Wesley Chapel, FL 33544,

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Everland MHP 1, LLC, 1936 Bruce B. Downs Blvd #551, Wesley Chapel FL 33543,
the following described real estate, situated in the County of Klamath, State of Oregon:

Parcel ID	Recorder: Legal Description
R-3510-014C0-01000-000	Lot 51, Block 16, Klamath Forest Estates, according to the plat thereof on file in the office of the County Clerk of Klamath County, Oregon

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: June 26, 2020

A handwritten signature in black ink, appearing to read 'BSR', written over a horizontal line.

B. Scott Todd

Everland DFY 1, LLC, a Florida Limited Liability Company, with a mailing address of 1936 Bruce B Downs Blvd #551, Wesley Chapel, FL 33543

STATE OF FLORIDA

COUNTY OF MANATEE, ss:

This instrument was acknowledged before me on this 26 day of
June 26, 2020 by Grantor.



Jamie Mayeaux
Notary Public: Jamie Ann Mayeaux
Signature of person taking
acknowledgment

Notary Public
Title (and Rank)

My commission expires 06/05/2021