

**2020-008268**

**Klamath County, Oregon**

**07/07/2020 02:21:34 PM**

**Fee: \$112.00**

**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), GARY B. NELSON, TRUSTEE OF THE GARY B. NELSON REVOCABLE TRUST, U/A AUGUST 4, 2008 with the mailing address of 19720 SKYVIEW CT, SANTA CLARITA, CA 91351 for and in consideration of the sum of \$10.00, 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 11 Block 17 Klamath Falls Forest Estates Highway 66 Unit, Plat No. 1, as recorded in the office of the County Recorder of Klamath.**

**PARCEL ID: 390874**

**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

GARY B. NELSON, as TRUSTEE

Print Name

July 1 2020  
Date

**ACKNOWLEDGMENT OF INDIVIDUAL**


STATE OF )

COUNTY OF )

The foregoing instrument was acknowledged before me this (date), by  
GARY B. NELSON, as TRUSTEE (name), who is personally known to me  
or who has produced (type of identification) as identification.

**NOTARY PUBLIC** Witness my hand and seal

GARY B NELSON  
Print Name

  
Signature

My Commission Expires

Commission #

see attachment

**CALIFORNIA ALL-PURPOSE  
CERTIFICATE OF ACKNOWLEDGMENT  
(CALIFORNIA 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 07/01/2020 before me, Samantha Munoz (notary public )  
(Date) (Here Insert Name and Title of the Officer)

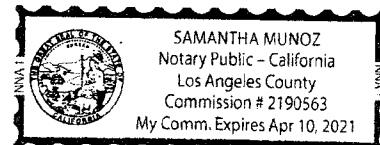
personally appeared Gary B. Nelson,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same  
in his/her/their authorized capacity(ies), and that by his/her/their 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.

Samantha Munoz  
Signature of Notary Public

(Notary Seal)



**ADDITIONAL OPTIONAL INFORMATION**

**Description of Attached Document**

Title or Type of Document: Warranty Deed Document Date: 07/01/20

Number of Pages: 2 Signer(s) Other Than Named Above: none

Additional Information: none

### **TRUSTEE'S CERTIFICATE**

**The undersigned certifies the following as of this date:**

- 1. That GARY B. NELSON, is the current serving and duly appointed Trustee of GARY B. NELSON REVOCABLE TRUST, U/A AUGUST 4, 2008 as amended (the "Trust").;**
- 2. That the Trust took title to the property being more particularly described as: Lot 11 Block 17 Klamath Falls Forest Estates Highway 66 Unit, Plat No. 1, as recorded in the office of the County Recorder of Klamath. (AKA PARCEL ID: 390874) (the "Real Property") on or about August 8, 2008 at Book 2008 page 011427 (Doc #00051383200800114270010014) of the Official Records of Klamath County, Oregon.**
- 3. That pursuant to said Trust, and upon the direction of the settlers of the Trust, the Trustees have full right, power and authority to sell, convey, assign or mortgage or otherwise dispose of all or any part of the Real Property; and**
- 4. That the Trust has not been altered, further amended, revoked or terminated.**

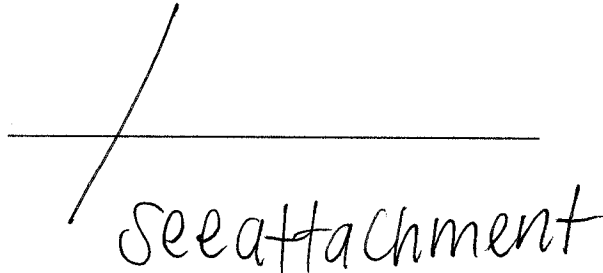
IN WITNESS WHEREOF, this Certificate has been signed by the undersigned, as Trustee of the Trust, being duly authorized to do so, this 1st day of JULY, 2020.

  
GARY B. NELSON

STATE OF \_\_\_\_\_,  
COUNTY OF \_\_\_\_\_, SS:

Before me, a Notary Public in and for said County and State, personally appeared GARY B. NELSON, who signed the foregoing instrument and acknowledged it to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2020.



**CALIFORNIA ALL-PURPOSE  
CERTIFICATE OF ACKNOWLEDGMENT  
(CALIFORNIA 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 )

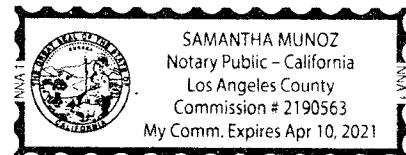
On 07/01/2020 before me, Samantha Munoz (notary public )  
(Date) (Here Insert Name and Title of the Officer)

personally appeared Gary B. Nelson,  
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.

Samantha Munoz  
Signature of Notary Public



(Notary Seal)

**ADDITIONAL OPTIONAL INFORMATION**

**Description of Attached Document**

Title or Type of Document: Trustee's Cert Document Date: 07/01/20

Number of Pages: 2 Signer(s) Other Than Named Above: none

Additional Information: none

**STATEMENT OF CONSIDERATION**

The true consideration for this conveyance is \$4,900.00. (Here comply with the requirements of ORS 93.030.)

Dated this 1st day of July, 2020

  
GARY B. NELSON, as TRUSTEE and Grantor