

2020-013984

Klamath County, Oregon

10/29/2020 08:09:00 AM

Fee: \$87.00

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

WARRANTY DEED

THE GRANTOR(S),

- Alder Land, LLC, an Oregon Limited Liability Company, with a mailing address of 3225 McLeod Drive, Suite 100, Las Vegas, NV 89121,

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

- Creekside Developments, LLC, a Georgia Limited Liability Company, with a mailing address of 1920 Dresden Dr. NE#190981, Brookhaven, GA, 30319, the following described real estate, situated in the County of Klamath, State of Oregon:

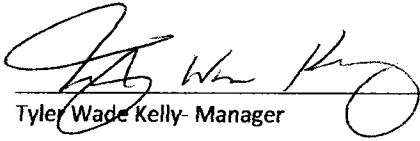
Lot 20 Block 20 of Sprague River Valley Acres as per plat recorded in Records of said County.

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:

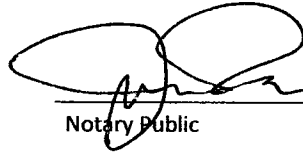
DATED: 10/27/20


Tyler Wade Kelly- Manager

STATE OF North Carolina COUNTY
OF Wake ss:

This instrument was acknowledged before me on this 27 day of October, 2020 by
Tyler Wade Kelly

JOHN RISKO
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires Sept. 17, 2025



Notary Public

Notary

Title (and Rank)

My commission expires 9/17/2025