

2020-014002

Klamath County, Oregon

10/29/2020 11:13:00 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Mayra Rosales and Francisco Vargas

1424 Rozilla Ct. NE

Keizer, OR 97303

WARRANTY DEED

THE GRANTOR(S),

- Creekside Developments, LLC, with a mailing address of 1920
Dresden Drive NE #190981, Brookhaven, GA 30319,

for and in consideration of: \$15,973 and other good and valuable consideration grants,
bargains, sells, conveys and warranties to the GRANTEE(S):

- Mayra Rosales and Francisco Vargas 1424 Rozilla Ct. NE, Keizer, OR
97303,

the following described real estate, situated in the County of KLAMATH, State of Oregon:

KLAMATH FOREST ESTATES 1ST ADDITION BLK-26 LOT-6

APN: 265581

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: 10/29/20

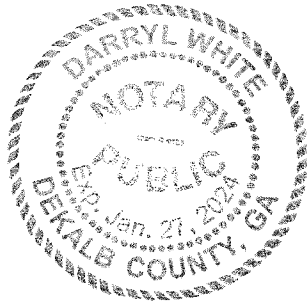
Landon Harris
Landon Harris, on behalf of
Creekside Developments, LLC
1920 Dresden Drive NE #190981
Brookhaven, GA 30319

Grantor Signatures:

DATED: _____

STATE OF Georgia
COUNTY OF DeKalb, ss:

This instrument was acknowledged before me on this 29th day of October,
2020 by LANDON HARRIS on behalf of Creekside Developments, LLC.



[Signature]
Notary Public
Signature of person taking
acknowledgment

Title (and Rank)

My commission expires 01/27/2024