

2020-017090

Klamath County, Oregon

12/31/2020 10:41:00 AM

Fee: \$87.00

RETURN RECORDED DOCUMENT TO

John Walburn
1717 Blaine St
Caldwell, ID 83605
(208) 570-1272

SEND TAX STATEMENTS TO

John Walburn
1717 Blaine St
Caldwell, ID 83605

WARRANTY DEED

THE GRANTOR(S), SEVENSTAR INVESTMENTS, a Tennessee Limited Liability Company, with a mailing address of 10810 N TATUM BLVD, SUITE 102-841, PHOENIX, AZ 85028 for and in consideration of the sum of \$5,500.00, and other valuable consideration, grants, bargains, sells, conveys and warranties to the **GRANTEE(S)**, JOHN & CYNTHIA WALBURN with a mailing address of 1717 BLAINE ST, CALDWELL, ID 83605, the following described real estate situated in Klamath County, OR:

LEGAL DESCRIPTION:

Lot 3, of Block 20, Oregon Pines Subdivision, County of Klamath, State of Oregon

PARCEL ID: 282740

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)



Erik Peterson, Managing Member for Sevenstar Investments, LLC

12/31/20

Date

ACKNOWLEDGMENT OF INDIVIDUAL

STATE OF Tennessee)
COUNTY OF Williamson)

The foregoing instrument was acknowledged before me this 12/31/2020 (date), by
Erik Peterson, who is/are personally known to me or who has produced a valid Drivers License(s)
as identification and who has taken an oath.

NOTARY PUBLIC Witness my hand and seal

Sara Oesterle

Print Name



Signature

10/2/2022

My Commission Expires

