

**2021-000617**

**Klamath County, Oregon**

01/14/2021 09:00:01 AM

Fee: \$87.00

WHEN RECORDED MAIL TO:  
Send future Tax Bills to:  
Creekside Developments, LLC  
1920 Dresden Dr. NE #190981  
Brookhaven, GA 30319

## **WARRANTY DEED**

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.

THE GRANTOR(S): JANET M. SMITH and DAVID A. SMITH, with a mailing address of 6100 S. HIGHWAY 97 UNIT 37, REDMOND, OR 97756 for and in consideration of: TEN Dollars and other valuable consideration; grants, bargains, sells, conveys and warranties to

the GRANTEE(S): Creekside Land Trust, Scott Todd, with a mailing address of 1936 Bruce B. Downs #551, Wesley chapel, Florida 33544 the following described real estate situated in the County of KLAMATH, State of OREGON:

**Parcel ID:** R394754

**Recorder: Legal Description**

LOT 30 in BLOCK 97, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 4, according to the official plat thereof in the office of the County Clerk, Klamath County, Oregon.

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.

Dated: 1/13/2021  
Signature: Janet M. Smith  
JANET M. SMITH  
6100 S. HIGHWAY 97 UNIT 37  
REDMOND, OR 97756

Dated: 1-13-2021  
Signature: David A. Smith  
DAVID A. SMITH  
6100 S. HIGHWAY 97 UNIT 37  
REDMOND, OR 9775

**Acknowledgment of Individual**

STATE OF Oregon

COUNTY OF Deschutes

The foregoing instrument was acknowledged before me this Jan 13 2021 (date), by JANET M. SMITH and DAVID A. SMITH, who is personally known to me or who has produced ODL (type of identification) as identification.

**Notary Public**

Yazmin E Zendejas  
Notary Signature

Printed Name: Yazmin Zendejas

My Commission Expires: Dec 1 2023

Commission # 994094

