

2021-001314

Klamath County, Oregon

01/28/2021 11:33:01 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): DAVID BROWN, personal representative, with a mailing address of 166 Washboard Way, Sagle, ID 83860 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: R401693

Recorder: Legal Description

LOT 11, BLOCK 108, KLAMATH FOREST ESTATES, HIGHWAY 66, PLAT 4 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: January 26, 2021

Signature: David H. Brown
DAVID BROWN, personal representative
166 Washboard Way
Sagle, ID 83860

Acknowledgment of Individual

STATE OF Idaho

COUNTY OF Bonner

The foregoing instrument was acknowledged before me this 01-26-2021 (date), by DAVID BROWN, personal representative, who is personally known to me or who has produced Idaho Drivers License (type of identification) as identification.

Notary Public

Angela M. Jones
Notary Signature

Printed Name: Angela M. Jones

My Commission Expires: 3.13. 2026

Commission # 25548

