

**2021-003231**

**Klamath County, Oregon**

03/04/2021 08:10:01 AM

Fee: \$92.00

**RETURN RECORDED DOCUMENT TO**

Sevenstar Investments, LLC  
10810 N Tatum Blvd Suite 102-841  
Phoenix, AZ 85028

**SEND TAX STATEMENTS TO**

Sevenstar Investments, LLC  
10810 N Tatum Blvd Suite 102-841  
Phoenix, AZ 85028

## **WARRANTY DEED**

**THE GRANTOR(S)**, BENJAMIN B. COLE, a single man with the mailing address of PO BOX 1479, ALTURAS, CA 98101 for and in consideration of the sum of \$1,900.00, and other valuable consideration, grants, bargains, sells, conveys and warranties to the **GRANTEE(S)**, SEVENSTAR INVESTMENTS, a Tennessee Limited Liability Company, with a mailing address of 10810 N TATUM BLVD, SUITE 102-841, PHOENIX, AZ 85028, the following described real estate situated in Klamath County, OR:

**LEGAL DESCRIPTION:**

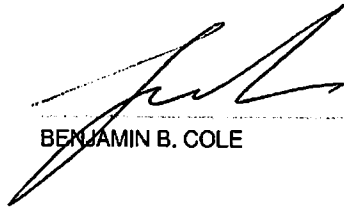
LOT 46, BLOCK 6, OREGON PINES, ACCORDING TO THE OFFICIAL PLAT THEREOF  
IN FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.


**PARCEL ID:** 285854

**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)**

  
BENJAMIN B. COLE

  
Jane Cole, spouse of Grantor, signing solely to release  
all right, title and interest held as Spouse of Grantor

February 24 2021  
Date

February 24-2021  
Date

**ACKNOWLEDGMENT OF INDIVIDUAL**

STATE OF California )  
COUNTY OF Modoc )

The foregoing instrument was acknowledged before me this Feb 24, 2021 (date), by  
Benjamin B. Cole, Grantor, and Jane Cole, spouse of Grantor, who is personally known to me  
or who has produced Military ID (type of identification) as identification.

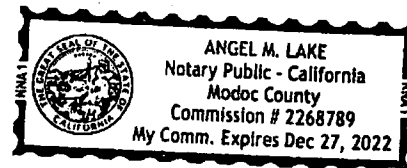
**NOTARY PUBLIC** Witness my hand and seal

Angel M. Lake, Notary  
Print Name

Angel M Lake  
Signature

12/27/2022  
My Commission Expires

2268789  
Commission #



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

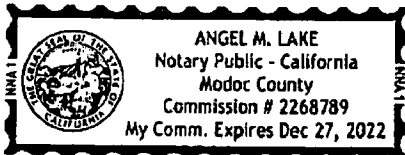
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Modoc

On Feb 24, 2021 before me, Angel M. Lake Notary  
Date Here Insert Name and Title of the Officer  
 personally appeared Ben Cole & Jane Cole  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Angel M. Lake

Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

*Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_