

2021-003714

Klamath County, Oregon

03/12/2021 08:53:01 AM

Fee: \$87.00

WHEN RECORDED RETURN TO/SEND TAXES TO:
EPETERSON EV, A Colorado Limited Liability Company
1113 MURFREESBORO ROAD, SUITE 106-201
FRANKLIN, TN, 37064

WARRANTY DEED

THE GRANTOR(S), Zachary Koepp and of LandWorks Investments, LLC. of 2355 Westwood Blvd. #750, Los Angeles, CA, 90064 for and in consideration of: and other good and valuable consideration grants to the GRANTEE(S): EPETERSON EV, A Colorado Limited Liability Company with a mailing address of 1113 MURFREESBORO ROAD, SUITE 106-201, FRANKLIN, TN., 37064, for the following described real estate, situated in the County of Klamath, State of Oregon:

Parcel 1

APN: R260675

Legal Description: KLAMATH FALLS FOREST ESTATES HWY 66 BLK-66 LOT-10

Parcel 2

APN: R259160

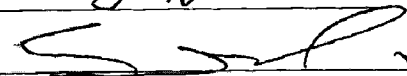
Legal Description: LOT 15, BLOCK 22, KLAMATH FOREST ESTATES

Parcel 3

Legal Description: BLOCK 76, LOT 23, 7th ADDITION TO NIMROD RIVER PARK

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.

Grantor Signatures:

DATED: 3-10-2021


ACKNOWLEDGEMENT

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.

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.

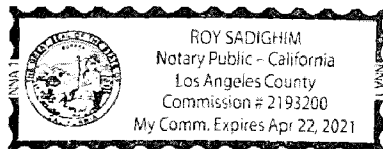
State of California

County of Los Angeles }

On March 10, 2021 before me, Roy Sadighim, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Zachary Koepp
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.



Place Notary Seal and/or Stamp Above

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

[Signature]
 Signature of Notary Public

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: _____