

2021-003767

Klamath County, Oregon

03/12/2021 02:22:01 PM

Fee: \$92.00

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): RANDALL J. RIDEOUT, with a mailing address of 34519 Benson Creek Rd., Granite Falls, WA 98252 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: R271128

Recorder: Legal Description

LOT 3 BLOCK 46, FIRST ADDITION TO KLAMATH FOREST ESTATES, 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: 3/5/2021

Signature: [Signature]
RANDALL J. RIDEOUT
34519 Benson Creek Rd
Granite Falls, WA 98252

Acknowledgment of Individual

STATE OF Washington

COUNTY OF Snohomish

The foregoing instrument was acknowledged before me this 5th day of March ²⁰²¹ (date), by
RANDALL J. RIDEOUT, who is personally known to me or who has produced
Driver's License (type of identification) as identification.

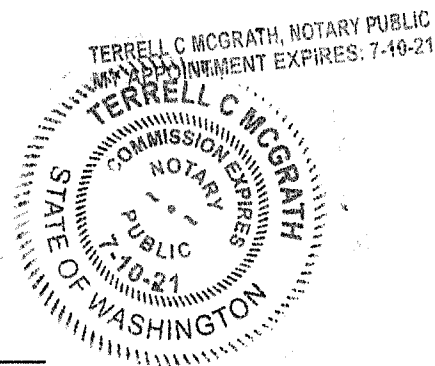
Notary Public

[Signature]
Notary Signature

Printed Name: Terrell C McGrath

My Commission Expires: 7-10-21

Commission # _____



NORTH CAROLINA DRIVER LICENSE

Kelly J. Thomas
COMMISSENER OF MOTOR VEHICLES

4d DLN 000029844247 3i DOB 09/09/1958
4b EXP 09/09/2024

1 RIDEOUT
2 RANDALL JAY
8 2115 ENTERPRISE RD
STE D
GREENSBORO, NC 27408-1995

9 CLASS C 9a END NONE
12 RESTR NONE
15 SEX M 18 EYES BRO
16 HGT 5'-06" 19 HAIR BRO RACE

4b ISS 06/27/2016 09/09/58
5 DO 0016608335

