

2021-004965

Klamath County, Oregon

04/01/2021 11:27:00 AM

Fee: \$92.00

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

WHEN RECORDED RETURN TO AND

SEND TAX STATEMENTS TO:

Alex S. Stevens
25600 Cherith Brook Drive
Singletown, CA 96088

CORRECTIVE WARRANTY DEED

This deed is being recorded to correct the Warranty Deed recorded at Official Records Book 2021-003466 of the Klamath County Public Records.

THE GRANTOR(S), Everland Equity, LLC, a Florida Limited Liability Company,
GRANTOR,

for and in consideration of: One Dollar (\$1.00) and other good and valuable
consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Alex S. Stevens, a single individual, Joshua Wimberley, a single individual, and
Robert L. Stevens, a single individual, each with a 1/3 undivided interest,

the following described real estate, situated in the County of KLAMATH COUNTY,
State of Oregon:

SEE ATTACHED EXHIBIT "A"

*This Corrective Warranty Deed is being recorded to correct an error with an incomplete legal
description on Warranty Deed originally recorded on 03/08/2021*

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; and that Grantor, his heirs,
executors and administrators shall warrant and defend the title unto the Grantee, his
heirs and assigns against all lawful claims whatsoever.

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.

Grantor Signatures:

DATED: April 1, 2021



B. Scott Todd, Manager
Everland Equity, LLC
1936 Bruce B. Downs Blvd. #551
Wesley Chapel, FL 33543

STATE OF Florida

COUNTY OF Manatee, ss:

This instrument was acknowledged before me on this 1st day of April, 2021 by Grantor.



Notary Public
Printed Name: Jamie Ann Mayeaux

My commission expires: 06/05/2021

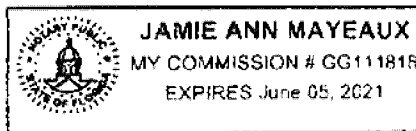


EXHIBIT "A"

Parcel ID#: 360987

A parcel of land situated in the NE ¼ of Section 6, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, described as follows: Beginning at a point which bears S 00°45'25" W a distance of 616.71 feet and W a distance of 150.0 feet from the brass cap monument marking the NE corner of said Section 6: thence continuing West a distance of 150.0 feet to a point; thence S 00° 45' 25" West a distance of 360.0 feet to a point; thence East a distance of 150.0 feet to a point; thence N 00° 45' 25" East a distance of 360.0 feet, more or less, to the point of beginning. Together with an easement 60 feet in width for roadway purposes as created by instrument recorded October 7, 1977, in Volume M77, Page 19171, Microfilm Records of Klamath County, Oregon, and by instrument recorded January 23, 1978, in Volume M78, Page 1393, Microfilm Records of Klamath County, Oregon. Except any portion of said easement lying within the boundaries of that main parcel first above described. Subject to covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record.