

2021-010435

Klamath County, Oregon

07/06/2021 08:28:05 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): KARON G. IRWIN, with a mailing address of 19110 N 19th Pl, Phoenix, AZ 85024 for and in consideration of: TEN Dollars and other valuable consideration; grants, bargains, sells, conveys and warranties to

the GRANTEE(S): Creekside Land Trust, 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: R241526

Recorder: Legal Description

LOT 5 of BLOCK 42 in TRACT 1184-OREGON SHORES-UNIT 2-1ST Addition as shown on the Map filed on November 8, 1978 in Volume 21, Page 29 of Maps in the office of the County Recorder of said County.

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: 7/2/21

Signature: Karon G. Irwin
KARON G. IRWIN
19110 N 19th Pl, Phoenix, AZ 85024

Acknowledgment of Individual

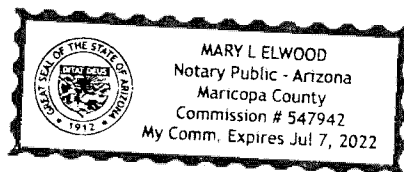
STATE OF ARIZONA

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this JUL 2, 2021 (date), by KARON G. IRWIN, who is personally known to me or who has produced AZ DRIVER'S LICENSE (type of identification) as identification.

Notary Public

Mary L. Elwood
Notary Signature



Printed Name: MARY L. ELWOOD

My Commission Expires: JUL 7, 2022

Commission # 547942