

2021-010813

Klamath County, Oregon

07/12/2021 03:27:00 PM

Fee: \$87.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Henstridge Investment Properties, LLC
4230 SE King Rd. PMB 188
Milwaukie OR 97222

WARRANTY DEED

THE GRANTOR(S),

- Creekside Land Trust dated 07/20/2020, with a mailing address of 1936
Bruce B. Downs #551, Wesley Chapel, Florida 33544,

for and in consideration of: Ten Dollars and other good and valuable consideration grants,
bargains, sells, conveys and warranties to the GRANTEE(S):

- Henstridge Investment Properties, LLC, with a mailing address of 4230 SE King Rd. PMB
188, Milwaukie, OR 97222, the following described real estate, situated in the County of KLAMATH,
State of Oregon: R271128

KLAMATH FOREST ESTATES 1ST ADDITION Block - 46 Lot - 3

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:

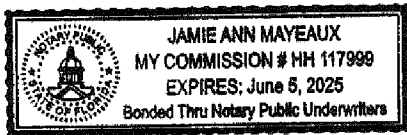
DATED: July 12, 2021

BSR

B. Scott Todd, Trustee
Creekside Land Trust dated 7/20/2020
1936 Bruce B. Downs #551
Wesley Chapel, Florida 33544

STATE OF FLORIDA
COUNTY OF MANATEE, ss:

This instrument was acknowledged before me on this 12 day of July,
2021 by B. Scott Todd, Trustee, Creekside Land Trust dated 7/20/2020.



Jamie Mayeaux
Notary Public
Signature of person taking
acknowledgment

Jamie Ann Mayeaux, Notary Public
Title (and Rank)

My commission expires 06/05/2025