

**2021-012791**

**Klamath County, Oregon**

**08/20/2021 12:18:00 PM**

**Fee: \$87.00**

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

WHEN RECORDED RETURN TO:  
MAIL TAX STATEMENTS TO:  
SEVENSTAR INVESTMENTS  
10810 N. Tatum Blvd, Suite 102-841  
Phoenix, AZ 85028

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**WARRANTY DEED**

THE GRANTOR(S),

- Ace Land Investments LLC with a mailing address of PO Box 23740, Overland Park, KS 66283

for and in consideration of: \$10 grants, bargains, sells, conveys and warranties to the GRANTEE(S): SEVENSTAR INVESTMENTS, a Tennessee Limited Liability Company, with a mailing address of 10810 N TATUM BLVD, SUITE 102-841, PHOENIX, AZ 85028

The following described real estate, situated in County of Klamath, State of Oregon:

(legal description): BLOCK 18, LOT 4 OF THE 2ND ADDITION TO NIMROD RIVER PARK AS SHOWN ON MAP IN OFFICIAL RECORDS OF SAID COUNTY.

BLOCK 70, LOT 40 AND 41, OF THE 5TH ADDITION OF NIMROD RIVER PARK, AS SHOWN ON MAPS IN OFFICIAL RECORDS OF SAID COUNTY.

Tax Parcel Number: 339529, 342356, 342365

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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 ORS92.010 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

**GRANTOR SIGNATURES:**

DATED: 8/12/2021

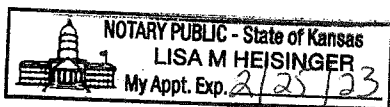


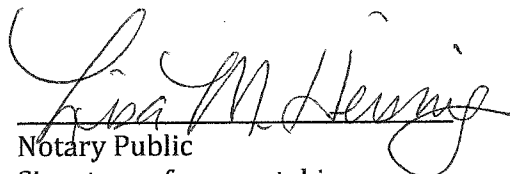
Ace Land Investments LLC  
Gregory Metevelis - Owner

STATE OF Kansas, COUNTY OF Johnsonss

On this 12<sup>th</sup> day of August, 2021, before me,  
Gregory Metevelis, personally appeared Gregory Metevelis, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same as for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.





Notary Public  
Signature of person taking  
acknowledgement

My commission expires 2/25/23