

**2021-013092**

**Klamath County, Oregon**

**08/27/2021 08:30:04 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): DOROTHY ELLEN GALLAGHER, with a mailing address of 39695 Ranchwood Dr, Murrieta, CA 92563 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:** R261031

**Recorder: Legal Description**

LOT 10, BLOCK 10, FIRST ADDITION KLAMATH FOREST ESTATES as recorded in 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.

Page 2 - Pertaining to the sale of: R261031

Dated: 8/6/21

Signature: Dorothy Ellen Gallagher  
DOROTHY ELLEN GALLAGHER  
39695 Ranchwood Dr, Murrieta, CA 92563

**Acknowledgment of Individual**

STATE OF California

COUNTY OF Riverside

The foregoing instrument was acknowledged before me this Aug 8, 2021 (date), by  
DOROTHY ELLEN GALLAGHER, who is personally known to me or who has produced  
CA Drivers License (type of identification) as identification.

**Notary Public**

T. Peterson  
Notary Signature

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of the document.

Printed Name: T. Peterson

My Commission Expires: 1/12/25

Commission # 2341180

