

**2021-013594**

**Klamath County, Oregon**

09/07/2021 03:16:01 PM

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): GERALD T RADFORD & SUSAN J RADFORD, as tenants by the entirety, with a mailing address of PO Box 959, Madras, OR 97741 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:** R267204

**Recorder: Legal Description**

LOT 36, BLOCK 32, FIRST ADDITION to KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk or 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.

Dated: September 7, 2021

Signature: [Handwritten Signature]  
GERALD T RADFORD  
PO Box 959, Madras, OR 97741

Dated: September 7, 2021

Signature: [Handwritten Signature]  
SUSAN J RADFORD  
PO Box 959, Madras, OR 97741

**Acknowledgment of Individual**

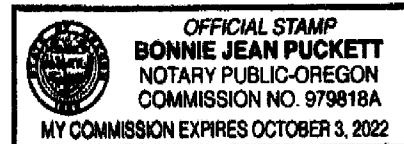
STATE OF Oregon

COUNTY OF Jefferson

The foregoing instrument was acknowledged before me this September 7, 2021 (date), by  
GERALD T RADFORD & SUSAN J RADFORD, who is personally known to me or who has  
produced personally known to me (type of identification) as identification.

**Notary Public**

[Handwritten Signature]  
Notary Signature



Printed Name: Bonnie Jean Puckett

My Commission Expires: October 3, 2022

Commission # 979818A