

2021-015118

Klamath County, Oregon

10/06/2021 03:31:01 PM

Fee: \$87.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

B. Scott Todd

1936 Bruce B. Downs #551

Wesley Chapel, FL 33544

WARRANTY DEED

THE GRANTOR(S),

- Choose Land LLC, a California Limited Liability Company with a mailing address of 10810 N Tatum Blvd Ste 102867 Phoenix, Arizona 85028,

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

- B. Scott Todd, TTEE, Everland Capital Partners 2 Land Trust Dated 10/1/2021 with a mailing address of 1936 Bruce B. Downs #551, Wesley Chapel, FL 33544,

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

347716

Block 49, Lot 54 of the 4th Addition to Nimrod River Park as shown on map of official records of said County.

APN: R3611-009AO-01800-000

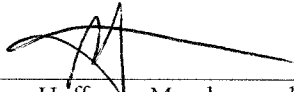
Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the 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:

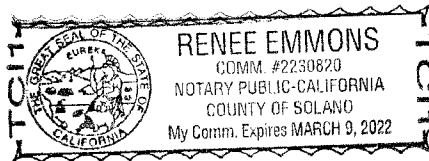
DATED: 10/06/2021



Jason Hoffman, Member, on behalf of
CHOOSE LAND LLC
10810 N TATUM BLVD, STE 102867
Phoenix, AZ 85028

STATE OF CA
COUNTY OF Solano, ss:

This instrument was acknowledged before me on this 6 day of 10,
2021 by Choose Land LLC.



Notary Public
Signature of person taking
acknowledgment

Notary public
Title (and Rank)

My commission expires 03/09/2022