

2021-015844

Klamath County, Oregon

10/20/2021 02:01:01 PM

Fee: \$87.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

David and Beth Anne Heagy

32917 Diamond Hill Dr. Space L

Harrisburg, OR 97446

WARRANTY DEED

THE GRANTOR(S),

- Creekside Land Trust, 1936 Bruce B. Downs #551, Wesley Chapel, Florida 33544,

for and in consideration of: \$10 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- David and Beth Anne Heagy, with a mailing address of 32917 Diamond Hill Dr. Space L, Harrisburg, OR 97446, the following described real estate, situated in the County of KLAMATH, State of Oregon:

APN: 457847

KLAMATH FALLS FOREST ESTATES HWY 66 PLAT #4 Block - 131 Lot - 5

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:

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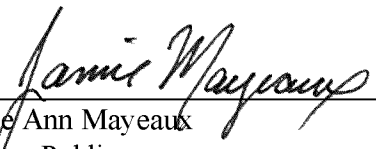
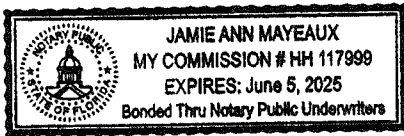
DATED: 10/14/2021



B. Scott Todd, Trustee
Creekside Land Trust

STATE OF FLORIDA
COUNTY OF MANATEE

This instrument was acknowledged before me on this
14th day of October 2021 by B. Scott Todd.



Jamie Ann Mayeaux
Notary Public

My commission expires: **06/05/2025**