

2021-017702

Klamath County, Oregon

11/29/2021 03:07:01 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): JAMES W. IRWIN and GLORIA D. IRWIN, with a mailing address of PO Box 895, Crooked River Ranch, OR 97760 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: R238166

Recorder: Legal Description

LOT 32 of BLOCK 32, TRACT 1184, OREGON SHORES – UNIT 2 – FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of 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: Nov. 22, 2021
Signature: James W. Irwin
JAMES W. IRWIN
PO Box 895
Crooked River Ranch, OR 97760

Dated: 11-22-21
Signature: Gloria D. Irwin
GLORIA D. IRWIN
PO Box 895
Crooked River Ranch, OR 97760

Acknowledgment of Individual

STATE OF Oregon

COUNTY OF Deschutes

The foregoing instrument was acknowledged before me this _____ (date), by
JAMES W. IRWIN and GLORIA D. IRWIN, who is personally known to me or who has
produced Driver License (type of identification) as identification.

Notary Public

Michal J Erven
Notary Signature

Printed Name: Michal J Erven

My Commission Expires: July 28, 2025

Commission # 1014873

