

2022-000237

Klamath County, Oregon

01/07/2022 08:32:01 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Christopher Carlsberg

PO Box 231282

Sacramento, CA 95823

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):

- Christopher S. Carlsberg and Jacob M. Carlsberg, with a mailing address of PO Box 231282, Sacramento, CA 95823, the following described real estate, situated in the County of KLAMATH, State of Oregon:

Legal Description:

KLAMATH FALLS FOREST ESTATES HWY 66 PLAT #4 Block - 112 Lot - 7

APN: 402825

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:

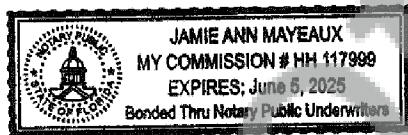
DATED: January 5, 2022

BSR

B. Scott Todd,
Creeside Land Trust

STATE OF FLORIDA
COUNTY OF PINELLAS, ss:

This instrument was acknowledged before me on this 5th day of January, 2022 by B. Scott Todd,
Trustee for the Creekside Land Trust .



Jamie Mayeaux
Notary Public
Signature of person taking
acknowledgment

Jamie Ann Mayeaux, Notary Public
Title (and Rank)

My commission expires 06/05/2025