

2022-005228

Klamath County, Oregon

04/25/2022 01:51:01 PM

Fee: \$87.00

WHEN RECORDED RETURN TO/SEND TAXES TO:

B. Scott Todd, TTEE, Everland Capital Partners 2 Land Trust Dated 10/1/2021  
500 Westover Dr #19844  
Sanford, NC, 27330

## WARRANTY DEED

THE GRANTOR(S), Zach Koepp, with the mailing address of: 1011 4th St., APT 106, Santa Monica, CA, 90403 for and in consideration of good and valuable consideration grants to the GRANTEE(S): B. Scott Todd, TTEE, Everland Capital Partners 2 Land Trust Dated 10/1/2021 with the mailing address of: 500 Westover Dr #19844, Sanford, NC, 27330 for the following described real estate, situated in the County of Klamath, State of Oregon:

APN: 351719

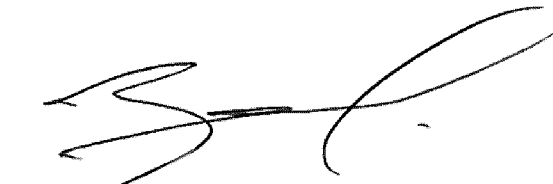
LEGAL DESCRIPTION:

A portion of Government Lots 5 and 17, Section 11 T36S, R11E

WM as follows: Beginning at the center of the cul-de-sac at the South end of Josephine Street in the 2nd addition of Nimrod River Park; thence S 17° 15' W 50 feet to the edge of said cul-de-sac, the true point of beginning; thence S 00 35' 15" W across Govt. Lot 5 and 12 to the Sprague River; thence Easterly along the North bank of said river to a ½" iron pipe which is the most Southwesterly corner of the Klamath County park as same is described in Document No. 308 – recorded January 4, 1966 in Vol. M 66 at page 36, Official Records of Klamath County; thence N 26° 14' 07" W 646.81 feet to the South edge of said cul-de-sac; thence Westerly along the edge of said cul-de-sac to the true point of beginning.

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.

Notary Page Attached.

  
ZACHARY KOEPP 4-25-2022

Please See Attached  
Form For Notary  
Upeksha Thennakoon Mudiyansele  
Notary Public

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On 04/25/2022 before me, Upeksha Thennakoon Mudiyansele, Notary Public  
(Here insert name and title of the officer)

personally appeared Zachary Koepf

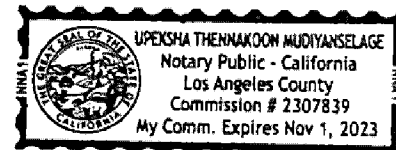
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Upeksha Thennakoon Mudiyansele  
Signature of Notary Public

(Notary Seal)



## ADDITIONAL OPTIONAL INFORMATION

### INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

#### DESCRIPTION OF THE ATTACHED DOCUMENT

Warranty Deed

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 02 Document Date 04/25/2022

(Additional information)

#### CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)  
☐ Corporate Officer

(Title)

- ☐ Partner(s)  
☐ Attorney-in-Fact  
☐ Trustee(s)  
☐ Other \_\_\_\_\_

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document