

2022-006000

Klamath County, Oregon

05/10/2022 03:05:01 PM

Fee: \$92.00

**RETURN RECORDED DOCUMENT TO**

B. Scott Todd, TTEE, Everland  
Capital Partners 2 Land Trust  
500 WESTOVER DR #19844  
SANFORD, NC 27333

**SEND TAX STATEMENTS TO**

B. Scott Todd, TTEE, Everland  
Capital Partners 2 Land Trust  
500 WESTOVER DR #19844  
SANFORD, NC 27333

## WARRANTY DEED

**THE GRANTOR(S)**, SEVENSTAR INVESTMENTS, a Tennessee Limited Liability Company, with a mailing address of 10810 N TATUM BLVD, SUITE 102-841, PHOENIX, AZ 85028 for and in consideration of the sum of \$16,450.00, and other 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 500 WESTOVER DR #19844, SANFORD, NC 27333, the following described real estate situated in Klamath County, OR:

Parcel #1

**LEGAL DESCRIPTION:**

OREGON PINES BLK-8 LOT-8

**PARCEL ID:** 276597

Parcel #2

**LEGAL DESCRIPTION:**

Lot 23, Block 19, Tract 1010, First Addition to Ferguson Mountain Pines, situated in Section 33, Township 35 South, Range 13 East of the Willamette Meridian.

**PARCEL ID:** 298494

Parcel #3

**LEGAL DESCRIPTION:**

The E1/2 S1/2 N1/2 SW1/4 NE1/4 of Section 7, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

**PARCEL ID:** R291017

**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.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010

The subject real property being the same as that conveyed under that deed at 2020-010892, 2020-002829 & 2021-003455, Clerk's Office, Klamath County, Oregon.

The property being conveyed herein is not the homestead of Grantor.

**- SIGNATURE PAGE TO FOLLOW -**

**GRANTOR SIGNATURE(S)**



Signature (Erik Peterson, Managing Member for  
Sevenstar Investments, LLC)

5/10/22

Date

**ACKNOWLEDGMENT OF INDIVIDUAL**

STATE OF Tennessee )

COUNTY OF Williamson )

BE IT REMEMBERED, that before me, a Notary Public in and for said County and State, personally came ERIK PETERSON, the Grantor in the foregoing Deed, and acknowledged the signing thereof to be his voluntary act and deed, for the uses and purposes therein mentioned.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on the date written above, this 10<sup>th</sup> day of May, 2022.

Melinda Beard

Print Name

 Exp 07-07-2025

Signature (Notary Public)

