

**2022-007967**

**Klamath County, Oregon**

06/29/2022 08:26:01 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Scott Todd, TTEE, Everland Capital Partners 2 Land Trust Dated 10/1/2021 with a mailing address of 1936 Bruce B. Downs #551, Wesley Chapel, FL 33544

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**WARRANTY DEED**

THE GRANTOR(S),

- Cascade Horizon Properties, LLC, an Oregon Limited Liability Company with a mailing address of 10810 N Tatum Blvd Ste 102954, Phoenix, AZ 85028,

for and in consideration of: Four thousand three hundred and eighty two dollars and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Scott Todd, TTEE, Everland Capital Partners 2 Land Trust Dated 10/1/2021 with a mailing address of 1936 Bruce B. Downs #551, Wesley Chapel, FL 33544, the following described real estate, situated in the County of Klamath, State of Oregon:

R280494

Lot 15 Blk 42 Oregon Pines

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:

Grantor Signatures:

DATED: 06/28/2022

DATED: \_\_\_\_\_

Cascade Horizon Properties, LLC by Daniel Larson, Owner/Principal

Daniel Larson  
Cascade Horizon Properties, LLC  
10810 N Tatum Blvd Ste 102954  
Phoenix, Arizona 85028

STATE OF Oregon  
COUNTY OF Clackamas, ss:

This instrument was acknowledged before me on this 28 day of June, 2022,  
by Daniel Larson Cascade Horizon Properties, LLC.

[Signature]

Notary Public  
Signature of person taking  
acknowledgment

Member Service Rep at OnPoint CCU  
Title (and Rank)

My commission expires 4/4/2025

