

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 12, 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.

Grantor Signatures:

DATED: 9-2-2022

[Signature] ZACHARY KIEPP

ACKNOWLEDGEMENT

SEE ATTACHED INITIALS AK  
NOTARIZED CERTIFICATE

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 \_\_\_\_\_, COUNTY OF \_\_\_\_\_, ss:

\_\_\_\_\_

Notary Public

Signature of person taking acknowledgment

\_\_\_\_\_

Title (and Rank)

My commission expires \_\_\_\_\_

## 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 09-02-2022 before me, A. Geramian /Notary Public  
(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.

Signature A. Geramian (Seal)

