

2022-012257

Klamath County, Oregon

10/13/2022 11:49:01 AM

Fee: \$92.00

RETURN RECORDED DOCUMENT TO

Sevenstar Investments, LLC
10810 N Tatum Blvd Ste 102-841
Phoenix, AZ 85028

SEND TAX STATEMENTS TO

Sevenstar Investments, LLC
10810 N Tatum Blvd Ste 102-841
Phoenix, AZ 85028

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that **THE GRANTOR(S)**, THOMAS D. ROGERS SR., a married man, with the mailing address of PO BOX 323, BEATTY, OR 97621 for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto **GRANTEE(S)**, SEVENSTAR INVESTMENTS, LLC, a Tennessee Limited Liability Company, with a mailing address of #1094 2000 Mallory Ln, Suite 290 Franklin TN 37067, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property ID: 177025/ Map Tax Lot: 3313-02300-03100, Property ID: 177114/ Map Tax Lot: 3313-02300-03400 & Property ID: 177123/ Map Tax Lot: 3313-02300-03500

SUBJECT TO: Subject to covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$20,000.00.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on OCTOBER 11, 2022; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

The subject real property being the same as that conveyed under that deed at 2016-006232 & 2016-006231 Clerk's Office, Klamath County, Oregon.

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

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

GRANTOR SIGNATURE(S)

Thomas D. Rogers, Sr.
Signature (THOMAS D. ROGERS SR, Grantor)

October 11, 2022
Date

ACKNOWLEDGMENT OF INDIVIDUAL

STATE OF Oregon)
COUNTY OF Klamath)

BE IT REMEMBERED, that before me, a Notary Public in and for said County and State, personally came THOMAS D. ROGERS SR., 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 11 day of October, 2022.

Kathleen A. Maynard, Notary Public
Print Name
[Signature]
Signature (Notary Public)

[SEAL]

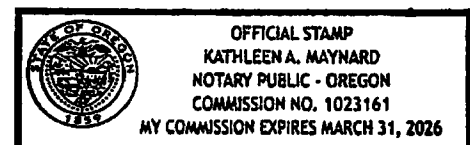


EXHIBIT "A"

PARCEL ID: 177025 / Map Tax Lot: 3313-02300-03100

LEGAL DESCRIPTION:

The Southerly 450 feet of the Easterly 870 feet of Lot 2 in Block 16, Klamath Falls Forest Estates Sycan Unit, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

PARCEL ID: 177114 / Map Tax Lot: 3313-02300-03400

LEGAL DESCRIPTION:

The North 635 feet of the East 686 feet of Lot 8, Block 16, Klamath Falls Forest Estates Sycan Unit, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL ID: 177123 / Map Tax Lot: 3313-02300-03500

LEGAL DESCRIPTION:

The North $\frac{1}{2}$ of the West $\frac{1}{2}$ of Lot 7, Block 16, Klamath Falls Forest Estates Sycan Unit, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.