



After recording return to:
Sevenstar Investments, LLC
1113 Murfreesboro Road, Suite 106-
201
Franklin, TN 37064

Until a change is requested all tax
statements shall be sent to the
following address:
Sevenstar Investments, LLC
1113 Murfreesboro Road, Suite 106-
201
Franklin, TN 37064

File No: 7161-4019753 (RT)
Date: December 05, 2022

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

DB Land Development, LLC, Grantor, conveys and warrants to **Sevenstar Investments, LLC**,
Grantee, the following described real property free of liens and encumbrances, except as specifically set
forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the
public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$120,000.00**. (Here comply with requirements of ORS 93.030)

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

Dated this 27 day of December, 2022.

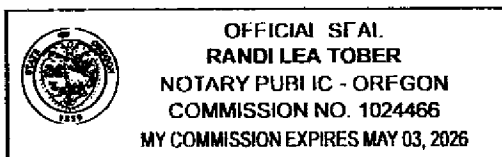
DB Land Development, LLC

By: [Signature]
Name: David J. Ricks
Title: Member

By: [Signature]
Name: Rebecca A. Ricks
Title: Member

STATE OF Oregon)
)ss.
County of Klamath Jackson)

This instrument was acknowledged before me on this 27 day of December, 2022
by David J. Ricks as Member of DB Land Development, LLC, on behalf of the LLC.



[Signature]
Notary Public for Oregon
My commission expires: 5/3/26

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

PARCEL 1:

LOTS 43, 44 AND 45 IN BLOCK 17, OREGON PINES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

PARCEL 2:

LOT 10, BLOCK 17, FIRST ADDITION TO FERGUSON MOUNTAIN PINES, SITUATED IN SECTION 33, TOWNSHIP 35 SOUTH, RANGE 13 EAST OF THE WILLAMETTE MERIDIAN.

PARCEL 3:

LOT 14, BLOCK 11 IN SECOND ADDITION TO NIMROD RIVER PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, STATE OF OREGON.

PARCEL 4:

LOT 21 IN BLOCK 87, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT NO. 4, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

PARCEL 5:

LOT 13 IN BLOCK 97, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT NO. 4, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

PARCEL 6:

LOT 27 IN BLOCK 104, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT NO. 4, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

PARCEL 7:

LOTS 28 AND 29, BLOCK 48 OF KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

PARCEL 8:

THE NE1/4 OF THE NW1/4 OF THE NE1/4 OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 13 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON: MORE PARTICULARLY

DEFINED AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED ON THE SOUTHWEST CORNER OF LOT 4, BLOCK 13, TRACT NO. 1010, FIRST ADDITION TO FERGUSON MOUNTAIN PINES, A RECORDED PLAT IN KLAMATH COUNTY, OREGON, THENCE NORTH 89°44'23" WEST ALONG THE NORTH LINE OF PACKSADDLE CIRCLE AS DEDICATED IN SAID SUBDIVISION 660.0 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE WEST LINE OF THE NE1/4 OF NW1/4 OF NE1/4, THENCE NORTH ALONG THE SAID WEST LINE 660.0 FEET, MORE OR LESS, TO THE NORTH LINE OF SECTION 33, SAID TOWNSHIP AND RANGE, THENCE SOUTH 89°42'08" EAST, ALONG THE SAID NORTH LINE 660.0 FEET, MORE OR LESS, TO AN IRON PIN LOCATED ON THE CORNER OF SAID SUBDIVISION, THENCE SOUTH 01°19'29" WEST, ALONG SAID SUBDIVISION LINE 664.88 FEET TO THE POINT OF BEGINNING.

NOTE: THIS LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.

PARCEL 9:

LOT 36 IN BLOCK 14 OF KLAMATH FALLS FOREST ESTATES HIGHWAY 66, UNIT NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

PARCEL 10:

LOT 8, BLOCK 56 OF KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

PARCEL 11:

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 35, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

NOTE: THIS LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.

PARCEL 12:

LOT 24 IN BLOCK 8, OREGON PINES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

PARCEL 13:

LOT 19, BLOCK 14, UNIT 1 OF OREGON SHORES, TRACT 1053, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

PARCEL 14:

LOT 16, BLOCK 8, UNIT 1 OF OREGON SHORES, TRACT 1053, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

PARCEL 15:

LOT 13 IN BLOCK 33 OF THE FIRST ADDITION TO KLAMATH FOREST ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

PARCEL 16:

LOTS 9 AND 10 IN BLOCK 34, OREGON PINES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

PARCEL 17:

LOT 65 IN BLOCK 5, OREGON PINES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

ALONG WITH:

THOSE PORTIONS OF BLOCK 5 OF OREGON PINES AS RECORDED IN KLAMATH COUNTY, OREGON. A PORTION OF LOT 111 AND LOT 66, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 73 OF SAID BLOCK 5; THENCE NORTH 59° 58' 54" EAST, ALONG THE SOUTHERLY LINE OF LOT 72, 259.86 FEET TO THE SOUTHWEST CORNER OF LOT 70; THENCE SOUTH 80° 40' 15" EAST, ALONG THE SOUTH LINE OF LOTS 70 AND 69, 341.49 FEET TO THE SOUTHWEST CORNER OF LOT 67; THENCE SOUTH 55° 08' 57" EAST, ALONG THE SOUTHERLY LINE OF LOT 67, 258.37 FEET TO THE WESTERLY RIGHT OF WAY LINE OF LOVE LANE; THENCE SOUTHERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE, ALONG A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 50.00 FEET (THE CHORD BEARS SOUTH 10° 08' 57" EAST, 70.71 FEET) 78.54 FEET TO THE NORTHWEST CORNER OF LOT 65; THENCE SOUTH 34° 51' 03" WEST, ALONG THE WESTERLY LINE OF LOT 65, 230.00 FEET TO THE SOUTHWEST CORNER OF LOT 65; THENCE SOUTH 31° 05' 16" WEST 265.32 FEET TO THE NORTHEAST CORNER OF LOT 19; THENCE NORTH 83° 11' 12" WEST, ALONG THE NORTH LINE OF LOT 19, 387.74 FEET TO THE NORTHWEST CORNER OF LOT 19; THENCE NORTH 10° 45' 47" WEST, 492.65 FEET TO THE SOUTHEAST CORNER OF LOT 73 AND THE POINT OF BEGINNING.

EXCEPTING AN AREA BEGINNING AT THE SOUTHEAST CORNER OF LOT 73; THENCE NORTH 59° 58' 54" EAST, ALONG THE SOUTHERLY LINE OF LOT 72, 259.86 FEET TO THE SOUTHWEST CORNER OF LOT 70, THENCE SOUTH 80° 40' 15" EAST, ALONG THE SOUTH LINE OF LOT 70 TO THAT POINT WHERE THE NORTHWEST CORNER OF LOT 66 MEETS THE SOUTHERLY LINE OF LOT 70; THENCE SOUTH AND WEST IN A DIAGONAL LINE TO THE NORTHWEST CORNER OF LOT 19; THENCE NORTH 10° 45' 47" WEST, TO THE SOUTHEAST

APN: **283712**

Statutory Warranty Deed
- continued

File No.: **7161-4019753 (RT)**

CORNER OF LOT 73 AND THE POINT OF BEGINNING.

NOTE: THIS LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.