

2022-014624

Klamath County, Oregon

12/29/2022 12:47:01 PM

Fee: \$92.00

RETURN RECORDED DOCUMENT TO

Earthsure Equity I, LLC
#1094 2000 Mallory Ln Suite 290
Franklin, TN 37067

SEND TAX STATEMENTS TO

Earthsure Equity I, LLC
#1094 2000 Mallory Ln Suite 290
Franklin, TN 37067

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 \$21,700.00, and other valuable consideration, grants, bargains, sells, conveys and warranties to the **GRANTEE(S)**, EARTHSURE EQUITY I, LLC, a Tennessee Limited Liability Company with a mailing address of #1094 2000 Mallory Ln, Suite 290 Franklin TN 37067, the following described real estate situated in Klamath County, OR:

LEGAL DESCRIPTION: 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 ID: 283712, 283703 and 283696

LEGAL DESCRIPTION: 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 ID: 349910

LEGAL DESCRIPTION: LOT 27 IN BLOCK 104, KLAMATH FAU.S FOREST ESTATES HIGHWAY 86 UNIT PLAT NO. 4, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

PARCEL ID: 401381

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,

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 2022-014598, Clerk's Office, Klamath County, Oregon.

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

- SIGNATURE PAGE TO FOLLOW -

GRANTOR SIGNATURE(S)

Erik Peterson

Erik Peterson, Managing Member for Sevenstar Investments, LLC

12/28/22

Date

ACKNOWLEDGMENT OF INDIVIDUAL

STATE OF Tennessee)

COUNTY OF Williamson)

The foregoing instrument was acknowledged before me this 27th December 2022 (date), by **Erik Peterson**, who is/are personally known to me or who has produced a valid Drivers License(s) as identification and who has taken an oath.

NOTARY PUBLIC Witness my hand and seal

Connor Doyal

Print Name

Connor Doyal

Signature

September 21, 2026

My Commission Expires

