

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:

Mia Alexandra Kuzens
750 Arrowcreek Pkwy
Apt 1102
Reno, NC 89511

WARRANTY DEED

THE GRANTOR(S),
- Everland Ventures 17, LLC with a mailing address
of 500 Westover Dr #19844, Sanford NC 27330,

for and in consideration of: \$12468 and other good and valuable consideration grants,
bargains, sells, conveys and warranties to the GRANTEE(S):

- Mia Alexandra Kuzens, an unmarried individual with a mailing address of 750
Arrowcreek Pkwy Apt 1102, Reno, NV 89511,
the following described real estate, situated in the County of Klamath, State of Oregon:

342365-

Block 70, Lot 41, of the 5th Addition of NIMROD RIVER PARK, as shown on map in official
records of said county. Notes: Deed covers other property

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:

DATED: March 23, 2023

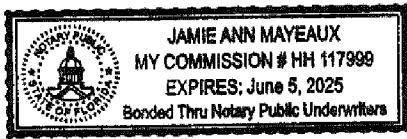


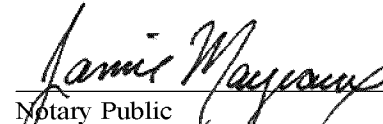
B. Scott Todd, Manager
Everland Ventures 17, LLC
500 Westover Dr #19844
Sanford, NC 27330

Grantor Signatures:

STATE OF FLORIDA
COUNTY OF PINELLAS, ss:

This instrument was acknowledged before me on this 23 day of March, 2023
by B. Scott Todd, Manager, Everland Ventures 17, LLC.




Notary Public
Signature of person taking
acknowledgment

My commission expires 06/05/2025