

WHEN RECORDED RETURN TO/SEND TAXES TO:
EPETERSON EV, A Colorado Limited Liability Company
1113 MURFREESBORO ROAD, SUITE 106-201
FRANKLIN, TN, 37064

2023-002083
Klamath County, Oregon
03/28/2023 08:24:02 AM
Fee: \$92.00

WARRANTY DEED

THE GRANTOR(S), Zachary Koepp, an undivided 100% interest as to PARCEL 1, with the mailing address of 1011 4th St. APT 106, Santa Monica, CA, 90403 and LandWorks Investments, LLC., a California Limited Liability Company, an undivided 100% interest as to PARCEL 2, 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): EPETERSON EV, A Colorado Limited Liability Company, 1113 MURFREESBORO ROAD, SUITE 106-201, FRANKLIN, TN, 37064, for the following described real estate, situated in the County of Klamath, State of Oregon:

Parcel 1

APN: R260675

LOT 10, BLOCK 6, KLAMATH FOREST ESTATES as recorded in Klamath County, Oregon.

Parcel 2

APN: R259160

LOT 15, BLOCK 22, KLAMATH FOREST ESTATES

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: 3-24-23

ZACHARY KREPP, Individually as to Parcel 1
ACKNOWLEDGEMENT

3-24-23
[Signature]
LANDWORKS INVESTMENTS, LLC, A California
Limited Liability
S.S. COMPANY, AS
TO PARCEL 2
SEE ATTACHED INITIALS
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 _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

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 MARCH 24, 2023 before me, SUZETTE SOTO, NOTARY PUBLIC,
Date Here Insert Name and Title of the Officer
personally appeared Zachary Koepf
Name(s) of Signer(s)

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 _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed
Document Date: 3-24-23 Number of Pages: 2
Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Zachary Koepf
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☒ Other: GRANTOR
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____