

2023-002177

Klamath County, Oregon

03/30/2023 08:33:01 AM

Fee: \$107.00

RETURN RECORDED DOCUMENT TO

EPETERSON EV, LLC
1113 MURFREESBORO ROAD,
SUITE 106-201
FRANKLIN, TN, 37064

SEND TAX STATEMENTS TO

EPETERSON EV, LLC
1113 MURFREESBORO ROAD,
SUITE 106-201
FRANKLIN, TN, 37064

CORRECTIVE

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

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

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, 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

This Warranty Deed is being re-recorded to correct Grantor clause and signature of Grantors as filed at 2023-001980 and 2023-002083, Klamath County, Oregon

- SIGNATURE PAGE TO FOLLOW -

GRANTOR SIGNATURE(S)

LandWorks Investments, LLC a California limited liability
company **as to Parcel 2**

Zachary Koepp, Individually **as to Parcel 1**

By: _____
Zachary Koepp

Its: _____

Date

Date

ACKNOWLEDGMENT OF INDIVIDUAL

STATE OF _____)

COUNTY OF _____)

BE IT REMEMBERED, that before me, a Notary Public in and for said County and State, personally
came Zachary Koepp, 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 _____ day of _____, 20_____.

Print Name

[SEAL]

Signature (Notary Public)

Grantor Signatures:

DATED: 3-24-23

[Signature]
ZACHARY Knepp, Individually as to Parcel 1
ACKNOWLEDGEMENT

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

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)

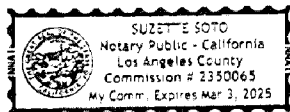
On MARCH 24, 2023 before me, SUZETTE SOTO, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared Zachary Koepp
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 Koepp
☐ 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: _____