

2023-002208

Klamath County, Oregon

03/31/2023 08:29:02 AM

Fee: \$87.00

RETURN RECORDED DOCUMENT TO

James Bruno

PO Box 331

Sprague River, OR 97639

SEND TAX STATEMENTS TO

James Bruno

PO Box 331

Sprague River, OR 97639

WARRANTY DEED

THE GRANTOR(S), EPETERSON EV, A Colorado Limited Liability Company with a mailing address of 1113 MURFREESBORO ROAD, SUITE 106-201, FRANKLIN TN 37064 for and in consideration of the sum of \$5,000.00, and other valuable consideration, grants, bargains, sells, conveys and warranties to the **GRANTEE(S)**, JAMES BRUNO, an unmarried man as his sole and separate property, with a mailing address of PO BOX 331, SPRAGUE RIVER, OR 97639, the following described real estate situated in Klamath County, OR:

LEGAL DESCRIPTION:

Lot 15, Block 22, Klamath Forest Estates

PARCEL ID: 259160

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

The subject real property being the same as that conveyed under that deed at 2023-002177, Clerk's Office, Klamath County, Oregon.

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

- SIGNATURE PAGE TO FOLLOW -

GRANTOR SIGNATURE(S)

EPETERSON EV, LLC a Colorado Limited
Liability Company


BY: Erik Peterson, its Managing Member

3/30/23
Date

ACKNOWLEDGMENT OF INDIVIDUAL

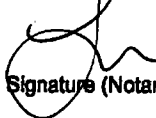
STATE OF Tennessee)
COUNTY OF Williamson)

BE IT REMEMBERED, that before me, a Notary Public in and for said County and State, personally came ERIK PETERSON, 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 30 day of March, 2023.

Lindsey Naeyaert

Print Name


Signature (Notary Public)

