

2023-002618

Klamath County, Oregon

04/11/2023 09:39:02 AM

Fee: \$92.00

**RETURN RECORDED DOCUMENT TO**

B. Scott Todd, TTEE, Everland Capital  
Partners 2 Land Trust Dated 10/1/2021  
500 Westover Dr #19844,  
Sanford NC 27330

**SEND TAX STATEMENTS TO**

B. Scott Todd, TTEE, Everland Capital  
Partners 2 Land Trust Dated 10/1/2021  
500 Westover Dr #19844,  
Sanford NC 27330

CORRECTIVE

**WARRANTY DEED**

**THE GRANTOR(S)**, SEVENSTAR INVESTMENTS, LLC, a Tennessee Limited Liability Company, with a mailing address of #1094 2000 Mallory Ln, Suite 290 Franklin TN 37067 for and in consideration of the sum of \$6,234.00, and other valuable consideration, grants, bargains, sells, conveys and warranties to the **GRANTEE(S)**, B. Scott Todd, TTEE, Everland Capital Partners 2 Land Trust Dated 10/1/2021, with a mailing address of, 500 Westover Dr #19844, Sanford NC 27330, the following described real estate situated in the County of Klamath, State of Oregon:

**LEGAL DESCRIPTION: Block 70, Lot 41, of the 5th Addition of NIMROD RIVER PARK, as shown on map in official records of said county.**

**PARCEL ID: 342365**

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 and Grantee clause which were inadvertently reversed in the original filing 2022-005021, Klamath County, Oregon**

**- SIGNATURE PAGE TO FOLLOW -**

Unofficial  
Copy

**GRANTOR SIGNATURE(S)**

Sevenstar Investments, LLC a Tennessee  
Limited Liability Company

*[Handwritten Signature]*  
BY: Erik Peterson, Managing Member

4/5/23

Date

**ACKNOWLEDGMENT OF INDIVIDUAL**

STATE OF OHIO )

COUNTY OF Franklin )

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 5 day of April, 2023

Print Name

Signature (Notary Public)

*[Handwritten Signature]*



**Terrence Mahoney**  
Notary Public, State of Ohio  
My Commission Expires July 7, 2025

Unofficial Copy