

2023-002691

Klamath County, Oregon

04/12/2023 02:04:02 PM

Fee: \$87.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

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

CORRECTIVE WARRANTY DEED

THE GRANTOR(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,

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:

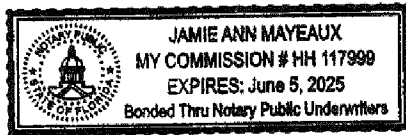
DATED: April 12, 2023

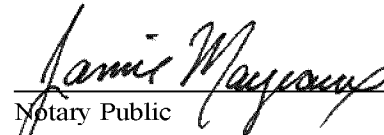


B. Scott Todd, TTEE
Everland Capital Partners 2
Land Trust Dated 10/1/2021
500 Westover Dr #19844
Sanford, NC 27330

STATE OF FLORIDA
COUNTY OF PINELLAS, ss:

This instrument was acknowledged before me on this 12 day of April, 2023,
by B. Scott Todd, TTEE, Everland Capital Partners 2 Land Trust Dated 10/1/2021.




Notary Public
Signature of person taking
acknowledgment

My commission expires 06/05/2025