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WHEN RECORDED RETURN TO AND MAIL TAX STATEMENTS TO:
B. Scott Todd, TTEE, Everland Capital Partners 3 Land Trust Dated 10/10/22
500 Westover Dr #19844,
Sanford NC 27330

WARRANTY DEED

THE GRANTOR(S),

- Frontier Equity Properties, LLC an Arizona Limited Liability Company,

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- B. Scott Todd, TTEE, Everland Capital Partners 3 Land Trust Dated 10/10/22 , 500 Westover Dr #19844, Sanford NC 27330, the following described real estate, situated in the County of Klamath, State of Oregon:

Parcel ID	Recorder: Legal Description
R-3512- 01200-00300	Por of Gov. Lot 4 and N1/2 of Lot 5 Ly SW of the road, Sec 12, TWS 35, R12EWM, according to the official plat file in the office of the County Clerk of Klamath County, Oregon.

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: 5/18/23

[Signature]

Mark Podolsky
Frontier Equity Properties, LLC an Arizona Limited Liability Company

10810 N. Tatum Blvd Ste 102-817

Phoenix, AZ 85028

STATE OF NEVADA

COUNTY OF CLARK, ss:

This instrument was acknowledged before me on this 18 day of May, 2023 by Grantor.

[Signature]

Notary Public

Signature of person taking acknowledgment

Title (and Rank)

My commission expires 10/22/2024

