

**2023-004155**

**Klamath County, Oregon**

06/01/2023 08:22:02 AM

Fee: \$87.00

**WHEN RECORDED MAIL TO:**

**Send future Tax Bills to:**

Charisma Elizabeth Edwards  
1780 Pike Ave Apt B102  
Richland, WA 99354

**WARRANTY DEED**

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.

THE GRANTOR(S): Creekside Land Trust with a mailing address of 1920 Dresden Dr NE #190981, Brookhaven, GA 30319 for and in consideration of: TEN Dollars and other valuable consideration; grants, bargains, sells, conveys and warranties to

the GRANTEE(S): Charisma Elizabeth Edwards, with a mailing address of 1780 Pike Ave Apt B102, Richland, WA 99354 the following described real estate situated in the County of KLAMATH, State of OREGON:

**Parcel ID:** 263217

**Recorder: Legal Description:**

KLAMATH FOREST ESTATES 1ST ADDITION BLK-27 LOT-7

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.

Dated: May 23, 2023

**Signature:** BSR

B. Scott Todd, Trustee, Creekside Land Trust  
1920 Dresden Dr NE #190981  
Brookhaven, GA 30319

### Acknowledgment of Individual

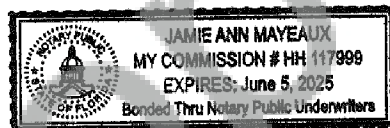
STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 05/23/2023 (date), by B. Scott Todd, who is personally known to me or who has produced \_\_\_\_\_ (type of identification) as identification.

### Notary Public

Notary Signature: Jamie Mayeaux



Printed Name: Jamie Ann Mayeaux

My Commission Expires: 06/05/2025

Commission # HH117999