

2023-004159

Klamath County, Oregon

06/01/2023 10:00:01 AM

Fee: \$92.00

RETURN RECORDED DOCUMENT TO

Sevenstar Investments, LLC
10810 N Tatum Blvd Ste 102-841
Phoenix, AZ 85028

SEND TAX STATEMENTS TO

Sevenstar Investments, LLC
10810 N Tatum Blvd Ste 102-841
Phoenix, AZ 85028

WARRANTY DEED

THE GRANTOR(S), BRIAN MARCH, a single man with the mailing address 5 COUNTRY COURT LN, CATHLAMET, WA 98612 for and in consideration of the sum of \$3,000.00, and other valuable consideration, grants, bargains, sells, conveys and warranties to the **GRANTEE(S)**, SEVENSTAR INVESTMENTS, LLC, a Tennessee Limited Liability Company, with a mailing address of #1094 2000 Mallory Ln, Suite 290 Franklin TN 37067, the following described real estate situated in Klamath County, OR:

LEGAL DESCRIPTION:

Lot 40 Block 30 Unit Oregon Pines according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL ID: 278577

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

The subject real property being the same as that conveyed under that deed at 2023-001562, Clerk's Office, Klamath County, Oregon.

- SIGNATURE PAGE TO FOLLOW -

GRANTOR SIGNATURE(S)

[Handwritten Signature]

Signature

Brian March

Signature

Print Name

5/24/23

Print Name

Date

Date

ACKNOWLEDGMENT OF INDIVIDUAL

STATE OF Washington

COUNTY OF Cowlitz

BE IT REMEMBERED, that before me, a Notary Public in and for said County and State, personally came BRIAN MARCH, 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 24th day of MAY, 2023

Nellie Grace

Print Name

Nellie Grace

Signature (Notary Public)

