

2023-004189

Klamath County, Oregon

06/01/2023 02:55:02 PM

Fee: \$87.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

B. Scott Todd, TTEE, Everland Capital Partners 3 Land Trust Dated 10/1/2021 with a mailing address of 1936 Bruce B. Downs #551, Wesley Chapel, FL 33544

WARRANTY DEED

THE GRANTOR(S),

- Westward Land Holdings, LLC, a Wyoming Limited Liability Company,
1624 Market St. Suite 202-92466, Denver CO 80202,

for and in consideration of: \$8,580.00 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
10/1/2021 with a mailing address of 1936 Bruce B. Downs #551, Wesley Chapel,
FL 33544,

the following described real estate, situated in the County of Klamath, State of Oregon:

R774978

LOT 7 BLOCK 71 KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT NO. 3
according to the official plat thereof on 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: 6/1/23

[Signature]

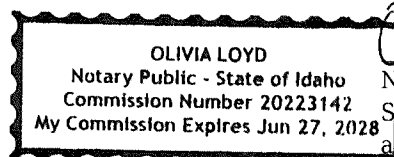
Jonathan Burnett
Westward Land Holdings, LLC
1624 Market St. Suite 202-92466
Denver, CO 80202

Grantor Signatures:

DATED: _____

STATE OF Idaho
COUNTY OF Latah, ss:

This instrument was acknowledged before me on this 1st day of June 2023
by Jonathan Burnett Westward Land Holdings, LLC.



[Signature]
Notary Public
Signature of person taking
acknowledgment

Universal Banker
Title (and Rank)

My commission expires June 27, 2028