

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

B. Scott Todd, TTEE, Everland Capital Partners 4 Land Trust Dated 6/10/2023 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: \$19,925.28 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- B. Scott Todd, TTEE, Everland Capital Partners 4 Land Trust Dated
6/10/2023 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:

See Appendix A

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: 10/4/23

Jon Burnett
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:

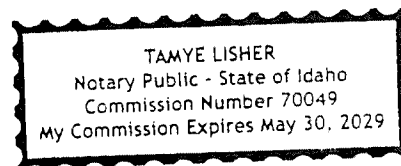
This instrument was acknowledged before me on this 4 day of Oct,
2023 by Jonathan Burnett Westward Land Holdings, LLC.

Tamye Lisher
Notary Public

Signature of person taking
acknowledgment

CSA
Title (and Rank)

My commission expires 5/30/23



APPENDIX A

APN	Legal Description
R386246	Lot 8, Block 11 Klamath Falls Forest Estates, Highway 66 Unit, Plat No. 1, As Recorded In The Office Of The County Recorder Of Klamath County Oregon, Consisting Of 2.36 Net Acres And 2.47 Gross Acres.
R397261	Lot 18, Block 97 Klamath Falls Forest Estates Highway 66, Unit 4, Klamath County, Oregon.