

2023-010736

Klamath County, Oregon

12/15/2023 08:23:01 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

B. Scott Todd, TTEE, Everland Capital Partners 4 Land Trust Dated 6/10/2023 500 Westover Dr
#19844, Sanford NC 27330

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: \$7,588.00 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 500 Westover Dr #19844, Sanford NC 27330,

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

R263468

Lot 27, Block 27, First Addition to Klamath Forest Estates, as recorded in Klamath
County, Oregon.

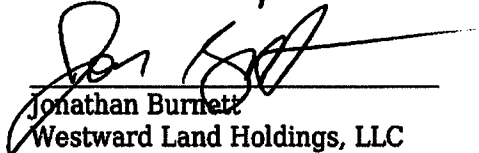
Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions,
restrictions, rights of way and easements of record the grantor hereby covenants with the
Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and
has good right to sell and convey the 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**

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.

Grantor Signatures:

DATED: 12/14/23


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

Grantor Signatures:

DATED: _____

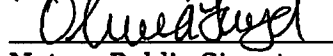
ACKNOWLEDGEMENT

STATE OF Idaho

COUNTY OF Latah

This record was acknowledged before me on December 14, 2023
by Jonathan Burnett,
(individual, officer, trustee, manager, other _____) of
Westward Land Holdings, LLC (name of party or self).

(Official seal.)


Notary Public Signature

Printed Name: Olivia Loyd

My Commission Expires: June 27, 2028

