

WHEN RECORDED RETURN TO:  
MAIL TAX STATEMENT TO:  
EPETERSON EV, LLC, A Colorado Limited Liability Company  
#1094 2000 Mallory Ln Suite 290  
Franklin TN 37067

WARRANTY DEED

THE GRANTOR(S),  
- Henstridge Investment Properties, LLC, an Oregon Limited Liability Company with a mailing address of 4230 SE King Rd. PMB 188, Milwaukie OR 97222,

for and in consideration of: \$1 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):  
- EPETERSON EV, LLC, A Colorado Limited Liability Company,  
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: MARCH 9, 2024



Derek Kaufman  
Henstridge Investment Properties,  
LLC  
4230 SE King Rd, PMB 188  
Milwaukie, OR 97222

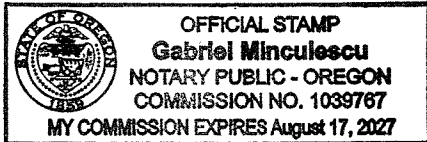
Grantor Signatures:

DATED: \_\_\_\_\_

\_\_\_\_\_

STATE OF OREGON  
COUNTY OF CLATSOP, ss:

This instrument was acknowledged before me on this 9<sup>th</sup> day of MARCH,  
2024 by Derek Kaufman Henstridge Investment Properties, LLC.



Notary Public  
Signature of person taking  
acknowledgment

NOTARY PUBLIC - STATE OF OREGON  
Title (and Rank)

My commission expires 08/17/2027

**APPENDIX A**

<b>APN</b>	<b>Legal Description</b>
3510-014B0-03700	KLAMATH FOREST ESTATES BLK-16 LOT-10
3510-014B0-04300	KLAMATH FOREST ESTATES BLK-16 LOT-67
3510-014B0-04200	KLAMATH FOREST ESTATES BLK-16 LOT-68