

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Bear Fruit Properties, LLC
6568 Wendell Way
Deforest, WI 53532

CORRECTIVE WARRANTY DEED

This is a corrective deed to the deed that was recorded on 2/02/2024. Ref# 2024-00080.

The correction made on this deed was the Grantor Information.

THE GRANTOR(S),

- Everland Ventures 22, LLC with a mailing address of 500 Westover Dr.
#19844, Sanford, NC 27330,

for and in consideration of: 3813 and other good and valuable consideration grants,
bargains, sells, conveys and warranties to the GRANTEE(S):

- Bear Fruit Properties, LLC, a Wisconsin Limited Liability Company with
a mailing address of, 6568 Wendell Way, Deforest WI, 53532
the following described real estate, situated in the County of Klamath, State of Oregon:

R-3510-023C0-01000-000

KLAMATH FOREST ESTATES 1ST ADDITION BLK-13 LOT-24

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:

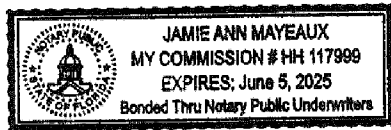
DATED: 03/13/2024

BSR

B. Scott Todd, Manager
Everland Ventures 22, LLC
500 Westover Dr #19844
Sanford, NC 27330

STATE OF FLORIDA
COUNTY OF PASCO, ss:

This instrument was acknowledged before me on this 13 day of March,
2024 by B. Scott Todd, Manager Everland Ventures 22 LLC.



Jamie Mayeaux
Notary Public
Signature of person taking
acknowledgment

Notary Public
Title (and Rank)

My commission expires 06/05/2025