

2024-005494

Klamath County, Oregon

06/28/2024 12:49:01 PM

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

1936 Bruce B. Downs Blvd #551

Wesley Chapel, FL 33544

WARRANTY DEED

THE GRANTOR(S).

- The Abundant Land LLC, an Indiana Limited Liability Company of 500 Westover Dr #30022,
Sanford, NC 27330

for and in consideration of: \$4,263.00 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 with a mailing
address of 1936 Bruce B. Downs Blvd #551, Wesley Chapel, FL 33544

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

R-3510-023B0-06000-000

KLAMATH FOREST ESTATES BLK-13 LOT-22

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: 6/28/2024

[Signature]

The Abundant Land LLC
500 Westover Dr #30022
Sanford, NC 27330
JAMES CASTEK

Grantor Signatures:

DATED: _____

STATE OF IN
COUNTY OF Hamilton, ss:

This instrument was acknowledged before me on this 28 day of June, 2024 by The Abundant Land LLC, James Castek (member).



[Signature]

Notary Public

Signature of person taking
acknowledgment

Branch Manager
Title (and Rank)

My commission expires 04/27/2030