

**WHEN RECORDED MAIL TO:**

**Send future Tax Bills to:**

B. Scott Todd, TTEE, Everland Capital Partners 4 Land Trust Dated 6/10/2023  
1936 Bruce B. Downs #551  
Wesley Chapel, FL 33544

**WARRANTY DEED**

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.

THE GRANTOR(S): Creekside Developments, LLC, with a mailing address of 1700 Northside Dr. Ste. A7 PMB 1517 Atlanta, GA 30318 for and in consideration of: TEN Dollars and other 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 County of KLAMATH, State of OREGON:

**Parcel ID:** 361511

**Recorder: Legal Description:** SPRAGUE RIVER VALLEY ACRES Block - 20 Lot - 20

**Parcel ID:** 269907

**Recorder: Legal Description:** KLAMATH FOREST ESTATES 1ST ADDITION Block - 36 Lot - 29

SUBJECT TO: Current 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 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.

Dated: 8/14/24

Signature: R. Landon Harris  
CREEKSIDE DEVELOPMENTS, LLC  
R. Landon Harris  
1700 Northside Dr NE, Ste A7 PMB 1517  
Atlanta, GA 30318

**Acknowledgment of Individual**

STATE OF Arizona

COUNTY OF Maricopa

The foregoing instrument was acknowledged before me this on this 14 day of Aug 2024, before me, Christian Peterson a Notary Public in and for said state, personally appeared R. Landon Harris known to me or who has produced Driver License (type of identification) as identification to be the Manager of Creekside Developments, a Georgia Limited Liability Company, and acknowledged to me, he/she executed the foregoing in said Company name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

**Notary Public**

Notary Signature: Christian Peterson

Printed Name: Christian Peterson

My Commission Expires: 8-29-2027

Commission # 656319

