

**RETURN RECORDED DOCUMENT TO**

Sevenstar Investments, LLC  
10810 N Tatum Blvd Ste 102-841  
Phoenix, AZ 85028

**SEND TAX STATEMENTS TO**

Briscoe Land Ventures, Inc.  
336 East University Parkway #1160  
Orem, UT 84058

## **WARRANTY DEED**

**THE GRANTOR(S)**, SEVENSTAR INVESTMENTS, LLC, a Tennessee Limited Liability Company, with a mailing address of #1094 2000 Mallory Ln, Suite 290 Franklin TN 37067 for and in consideration of the sum of \$4,000.00, and other valuable consideration, grants, bargains, sells, conveys and warranties to the **GRANTEE(S)**, BRISCOE LAND VENTURES, INC. with a mailing address of 336 EAST UNIVERSITY PARKWAY #1160, OREM, UT 84058, the following described real estate situated in Klamath County, OR :

**LEGAL DESCRIPTION:**

Lot 40 Block 30 Unit Oregon Pines according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**PARCEL ID: 278577**

The property being conveyed in this Warranty Deed is not the homestead of Grantor.

**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.

Being the same property conveyed under that certain deed recorded at Reception Number: , in the Recorder's Office of Klamath County, OR .

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010

**- SIGNATURE PAGE TO FOLLOW -**

## GRANTOR SIGNATURE(S)

SEVENSTAR INVESTMENTS, LLC, a Tennessee  
Limited Liability Company

BY: Erik Peterson its Managing Member

Date

9/11/24

## ACKNOWLEDGMENT OF INDIVIDUAL

STATE OF

Tennessee

COUNTY OF

Williamson

, SS

Sworn to, subscribed and acknowledged before me on Sept. 11, 2024 (Date),  
Cynthia Posey (Notary Name), a Notary Public, **Erik Peterson**, by means of  
physical presence or online notarization, who is personally known to me or who has produced a state  
issued form of identification.

**NOTARY PUBLIC** Witness my hand and seal

Print Name

Cynthia Posey

Signature

[Handwritten Signature]

My Commission Expires

June 5, 2028

Commission #

N/A

