

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

**2024-008283**  
**Klamath County, Oregon**  
09/20/2024 03:08:02 PM  
Fee: \$87.00

WHEN RECORDED RETURN TO & SEND TAX BILLS TO:

Brett Eugene Pepper  
1237 Riva Ridge Lane  
Seymour, TN 37865

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**WARRANTY DEED**

THE GRANTOR(S),

- Everland DFY 1, LLC, a Florida Limited Liability Company, with a mailing address of 500 Westover Dr., #19844, Sanford, NC

27330,

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Brett Eugene Pepper & Helen Pari Pepper, Tenancy by the Entireties, 1237 Riva Ridge Lane, Seymour, TN 37865, the following described real estate, situated in the County of Klamath, State of Oregon:

**Parcel ID**

R-3510-023B0-05800-000

**Recorder:Legal Description**

KLAMATH FOREST ESTATES BLK-13 LOT-20

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: 09/18/2024  
BSK

B. Scott Todd, Manager  
Everland DFY 1, LLC  
500 Westover Dr. #19844

Sanford, NC 27330

STATE OF FLORIDA

COUNTY OF PASCO, SS:

This instrument was acknowledged before me on this 18 day of September, 2024 by Grantor.

Jamie Mayeaux

Notary Public

Signature of person taking acknowledgment

Jamie Ann Mayeaux

Title (and Rank) Notary Public

My commission expires 06/05/2025

