

WHEN RECORDED MAIL TO:

Send future Tax Bills to:

Terri L. Tarsia
PO Box 213
Garibaldi, OR 97118

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. Suite 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): TERI L. TARSIA and NICHOLAS J. TARSIA, with a mailing address of PO Box 213 Garibaldi, OR 97118 the following described real estate situated in the County of KLAMATH, State of OREGON:

Parcel ID: 262487

Recorder: Legal Description: KLAMATH FOREST ESTATES BLK-7 LOT-2, according to the official plat thereof on file in the office of the Klamath County Clerk, Klamath County Oregon.

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: 10/29/24

Signature: R. Landon Harris

R. Landon Harris
Creekside Developments, LLC
1700 Northside Dr.
Suite 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 29 day of October 2024, before me, Franklin Whitaker a Notary Public in and for said state, personally appeared R. Landon Harris known to me or who has produced Arizona Driver license (type of identification) as identification to be the Manager of Creekside ~~Land Trust~~ Developments, LLC, and acknowledged to me, he/she executed the foregoing in said Corporation 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: [Signature]

Printed Name: Franklin Whitaker

My Commission Expires: 02/07/2028

Commission # 663395

