

2024-009751

Klamath County, Oregon

11/07/2024 09:12:02 AM

Fee: \$87.00

WHEN RECORDED MAIL TO:

Send future Tax Bills to:

Douglas Earl Allen Bruton and Christina Nicole Bruton

420 SE Port Ave.

Lincoln City OR 97367

WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records office: your Social Security number or your driver's license number.

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): Douglas Earl Allen Bruton and Christina Nicole Bruton, with a mailing address of 420 SE Port Ave Lincoln City OR 97367 the following described real estate situated in the County of Klamath, State of Oregon:

Parcel ID: 360950

Map Tax Lot Number: 3613-006A0-00400

Recorder: Legal Description

TWP 36 RNGE 13 BLK-SEC 6 LOT-POR NE4, according to the map thereof recorded in the office of the Clerk of Klamath County, Oregon, including any gas, oil or mineral rights now owned by 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.

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.

Dated: 11/5/24

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 5th day of November 2024, before me, Mario Armenta a Notary Public in and for said state, personally appeared R. Landon Harris known to me or who has produced Az Drivers 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 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

[Signature]
Notary Signature

Printed Name: Mario Armenta

My Commission Expires: August 28, 2028

Commission # 673070

