

**2024-010730**

**Klamath County, Oregon**

**12/11/2024 01:01:14 PM**

**Fee: \$92.00**

**RETURN RECORDED DOCUMENT TO**

EPETERSON EV (R), LLC

#1094 2000 Mallory Ln Suite 290

Franklin, TN 37067

**SEND TAX STATEMENTS TO**

EPETERSON EV (R), LLC

#1094 2000 Mallory Ln Suite 290

Franklin, TN 37067

## **WARRANTY DEED**

**THE GRANTOR(S)**, WILDWOOD LAND LLC, a Nebraska Limited Liability Company, with the mailing address of 1704 N BELL ST \$432, FREMONT, NE 68025 for and in consideration of the sum of \$6,625.00, and other valuable consideration, grants, bargains, sells, conveys and warranties to the **GRANTEE(S)**, EPETERSON EV, LLC, A Colorado Limited Liability Company with a mailing address of #1094 2000 Mallory Ln Suite 290 Franklin TN 37067, the following described real estate situated in Klamath County, OR:

**Parcel 1**

**LEGAL DESCRIPTION:**

Lot 9 Block 114 Unit 4 Klamath Falls Forest Estates HWY 66, in Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath Falls, Oregon.

**PARCEL ID:** 403566

**Parcel 2**

**LEGAL DESCRIPTION:**

Lot 5, block 111, Klamath Falls Forest Estates, Hwy 66, Plat (unit) 4

**PARCEL ID:** 402521

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: 2022-011242 & 2022-012085, 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)

WILDWOOD LAND LLC,  
a Nebraska Limited Liability Company

*TP*

Theodore Peters, its Managing Member, Grantor

*12/9/24*

Date

## ACKNOWLEDGMENT OF INDIVIDUAL

STATE OF *Nebraska*

COUNTY OF *Washington*, SS

Sworn to, subscribed and acknowledged before me on *9 December 2024* (Date),  
*Laura Sanchez* (Notary Name), a Notary Public, **Theodore Peters** 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

*Laura Sanchez*  
Print Name

*Laura Sanchez*  
Signature

*May 30, 2027*  
My Commission Expires

My Commission Expires

*000114336*  
Commission #

LAURA SANCHEZ  
General Notary - State of Nebraska  
My Commission Expires May 30, 2027