

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Creekside Developments LLC
1700 Northside Dr, Ste A7 PMB 1517
Atlanta, GA 30318

CORRECTIVE WARRANTY DEED

THE GRANTOR(S),
- B. Scott Todd, Manager, Everland Equity LLC with a mailing address of
500 Westover Dr #19844, Sanford, NC 27330,

for and in consideration of: 1900 and other good and valuable consideration grants,
bargains, sells, conveys and warranties to the GRANTEE(S):

- Creekside Developments LLC, a Georgia Limited Liability Company of

1700 Northside Dr, Ste A7 PMB 1517, Atlanta, GA 30318, the following described real
estate, situated in the County of Klamath, State of Oregon:

360950

LEGAL DESCRIPTION:

TWP 36 RNGE 13 SEC 6 - POR NE4

PARCEL 1:

THE EASTERLY 150 FEET OF THE FOLLOWING DESCRIBED PROPERTY:THAT PORTION OF
THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 36 SOUTH, RANGE 13 EAST,
WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS: BEGINNING AT A 1-1/2 INCH IRON PIPE WITH BRASS CAP
MARKING THE NORTHEAST CORNER OF SAID SECTION 6; THENCE SOUTH 00° 45' 25"
WEST ALONG THE EASTERLY LINE OF SAID SECTION 6, 616.71 FEET TO THE POINT OF
BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING SOUTH 00° 45' 25" WEST
ALONG SAID SECTION LINE, 360.00 FEET TO A ½ INCH IRON PIN; THENCE LEAVING SAID
SECTION LINE, WEST 678.48 FEET; THENCE NORTH 20° 24' 00" EAST, 348.06 FEET; THENCE
EAST 549.36 FEET TO THE POINT OF BEGINNING.TOGETHER WITH: AN EASEMENT 60
FEET IN WIDTH FOR ROADWAY PURPOSES, THE CENTERLINE OF WHICH IS MORE
PARTICULARLY DESCRIBED IN THE FOLLOWING PARTS:

PART 1:COMMENCING AT THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 36
SOUTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON;
THENCE SOUTH 89° 55' 50" WEST ALONG THE NORTH LINE OF SAID SECTION 6, 328.33
FEET TO THE POINT OF BEGINNING FOR THIS PART OF THIS DESCRIPTION; THENCE
LEAVING SAID NORTH SECTION LINE SOUTH 20° 24' 00" WEST 788.62 FEET; THENCE
SOUTH 24° 55' 02" EAST, 181.39 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;
THENCE ALONG THE ARC OF A 51.05 FOOT RADIUS CURVE TO THE RIGHT (DELTA = 114°
55' 02"; LONG CHORD = SOUTH 32° 32' 29" WEST, 86.07 FEET) 102.38 FEET TO THE END OF
CURVE; THENCE WEST 118.29 FEET; THENCE SOUTH 20° 24' 00" WEST, 1286.89 FEET;
THENCE WEST 699.25 FEET; THENCE NORTH 69° 45' 49" WEST, 599.61 FEET; THENCE
NORTH 20° 24' 00" EAST, 2105.45 FEET TO SAID NORTH LINE OF SECTION 6, THE
TERMINUS OF THIS PART OF THIS DESCRIPTION.

PART II:COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6; THENCE
SOUTH 00° 45' 25" WEST ALONG THE EAST LINE OF SAID SECTION 6, 616.71 FEET TO THE
POINT OF BEGINNING FOR THIS PART OF THIS DESCRIPTION; THENCE LEAVING SAID

Rerecorded at the request of the grantor to correct the the legal description in the
document previously recorded as 2024-009416.

EAST SECTION LINE WEST, 517.35 FEET TO THE TERMINUS FOR THIS PART OF THIS DESCRIPTION.

PART III: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH 00° 45' 25" EAST ALONG THE EAST LINE OF SAID SECTION 6, 384.84 FEET; THENCE LEAVING SAID EAST SECTION LINE NORTH 76° 44' 08" WEST, 495.47 FEET TO THE POINT OF BEGINNING FOR THIS PART OF THIS DESCRIPTION; THENCE WEST 595.36 FEET TO THE TERMINUS FOR THIS PART OF THIS DESCRIPTION.

PART IV: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH 00° 45' 25" EAST ALONG THE EAST LINE OF SAID SECTION 6, 894.84 FEET; THENCE LEAVING SAID EAST SECTION LINE WEST 435.00 FEET TO THE POINT OF BEGINNING FOR THIS PART OF DESCRIPTION; THENCE CONTINUING WEST 501.98 FEET TO THE TERMINUS OF THIS PART OF THIS DESCRIPTION.

PART V: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE SOUTH 00° 00' 11" EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 550.00 FEET; THENCE LEAVING SAID WEST QUARTER SECTION LINE EAST, 400.03 FEET OT THE POINT OF BEGINNING FOR THIS PART OF THIS DESCRIPTION; THENCE CONTINUING EAST 264.73 FEET TO THE TERMINUS OF THIS PART OF THIS DESCRIPTION.

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.

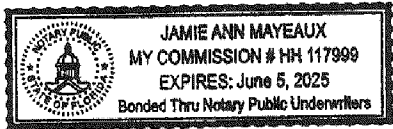
Grantor Signatures:

DATED: 12/18/2024

BSR
B. Scott Todd, Manager
Everland Equity 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 December, 2024 by B. Scott Todd, Manager Everland Equity LLC.



Jamie Mayeaux
Notary Public
Signature of person taking
acknowledgment

Notary Public
Title (and Rank)

My commission expires 06/05/2025