

2025-000040

Klamath County, Oregon

01/03/2025 11:16:02 AM

Fee: \$92.00

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.

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°E 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°E 45' 25" WEST ALONG SAID SECTION LINE, 360.00 FEET TO A 6 INCH IRON PIN; THENCE LEAVING SAID SECTION LINE, WEST 678.48 FEET; THENCE NORTH 20°E 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 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 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 TO 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: 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: 1/12/25

Signature: R. Landon Harris

CREEKSIDE DEVELOPMENTS, LLC

R. Landon Harris

1700 Northside Dr NE, Ste A7 PMB 1517

Atlanta, GA 30318

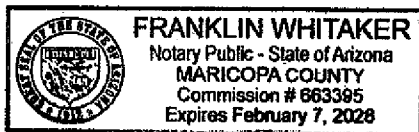
Acknowledgment of Individual

STATE OF Arizona

COUNTY OF Maricopa

The foregoing instrument was acknowledged before me this on this 2nd day of January ~~2024~~ ²⁵, before me, Franklin Whitaker a Notary Public in and for said state, personally appeared R. Landon Harris known to me or who has produced AZ Driver 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: Franklin Whitaker

My Commission Expires: 02/07/2028

Commission # 663395