

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

WARRANTY DEED

THE GRANTOR(S),

- Frontier Equity Properties, LLC, an Arizona Limited Liability Company of 10810 N
Tatum Blvd, Ste 102-817, Phoenix, AZ 85028

for and in consideration of: \$10 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. Suite A7 PMB 1517, Atlanta GA 30318,

the following described real estate, situated in the County of Klamath, State of Oregon:

KLAMATH FALLS FOREST ESTATES HWY 66 PLAT #1 BLK-21 LOT-24

R-3711-028D0-00900-000

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: 2/19/25

M. for Tate Litchfield

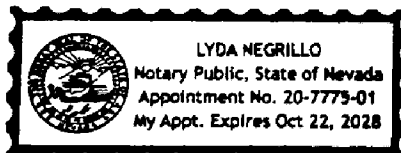
Mark Podolsky
Frontier Equity Properties, LLC
10810 N Tatum Blvd, Ste 102-817,
Phoenix, AZ 85028

Grantor Signatures:

DATED: _____

STATE OF NEVADA
COUNTY OF CLARK, ss:

This instrument was acknowledged before me on this 19 day of FEBRUARY,
2025 by Mark Podolsky, Frontier Equity Properties, LLC.



[Signature]

Notary Public

Signature of person taking
acknowledgment

Notary
Title (and Rank)

My commission expires 10/22/2028