

2025-004448

Klamath County, Oregon

06/11/2025 08:28:01 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Lamarr Blackshire and Moriah Dolan

10880 Hwy 67, #75

Lakeside, CA 92040

WARRANTY DEED

THE GRANTOR(S),

- B. Scott Todd, TTEE, Everland Capital Partners 4 Land Trust Dated
6/10/2023 with a mailing address of 500 Westover Dr #19844, Sanford NC
27330,

for and in consideration of: 18554.88 and other good and valuable consideration grants,
bargains, sells, conveys and warranties to the GRANTEE(S):

- Lamarr Blackshire and Moriah Dolan, Tenancy by the Entireties of 10880
Hwy 67, #75, Lakeside, CA 92040,

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

R386246

KLAMATH FALLS FOREST ESTATES HWY 66 PLAT #1 BLK-11 LOT-8

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:

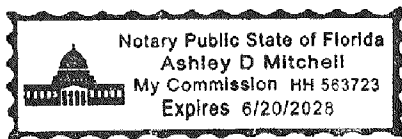
DATED: 06/10/2025



B. Scott Todd, TTEE
Everland Capital Partners 4 Land
Trust Dated 6/10/2023
500 Westover Dr #19844
Sanford, NC 27330

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH, ss: Apollo Beach

This instrument was acknowledged before me on this 10th day of June,
2025 by B. Scott Todd, TTEE Everland Capital Partners 4 Land Trust Dated 6/10/2023.





Notary Public
Signature of person taking
acknowledgment

Ashley D. Mitchell, Notary Public
Title (and Rank)

My commission expires 06/20/2028