

2025-005424

Klamath County, Oregon

07/01/2025 02:45:01 PM

Fee: \$102.00

RETURN RECORDED DOCUMENT TO

Earthsure Equity I, LLC
#1094 2000 Mallory Ln Suite 290
Franklin, TN 37067

SEND TAX STATEMENTS TO

Earthsure Equity I, LLC
#1094 2000 Mallory Ln Suite 290
Franklin, TN 37067

WARRANTY DEED

THE GRANTOR(S), COLIN ANDREW STETTER AND KELLEY ANN STETTER (F.K.A. KELLEY ANN KIRKPATRICK GRABOW), husband and wife, with the mailing address of 867 W 18TH PL, EUGENE, OR, 97402 for and in consideration of the sum of \$5,500.00, and other valuable consideration, grants, bargains, sells, conveys and warranties to the **GRANTEE(S)**, EARTHSURE EQUITY I, LLC, a Tennessee 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:

LEGAL DESCRIPTION:

The Northerly 415' of the Westerly 1035', Lot 3, Block 5, KLAMATH FALLS FOREST ESTATES SYCAN UNIT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL ID: 180413

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: 2013-004588, 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)

Colin Stetter

Colin Andrew Stetter, Grantor

3/25/2025

Date

ACKNOWLEDGMENT OF INDIVIDUAL

STATE OF

Oregon
have

COUNTY OF

, SS

Sworn to, subscribed and acknowledged before me on *March 25, 2025* (Date),

Angela D Schrader (Notary Name), a Notary Public, **Colin Andrew Stetter**, 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

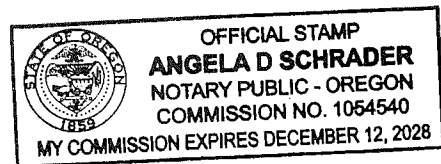
Print Name

Signature

My Commission Expires

Commission #

Angela D Schrader
Schrader
December 12, 2028
1054540



GRANTOR SIGNATURE(S)

AK Stetter
Kelley Ann Stetter, Grantor

25 MAR 2025

Date

ACKNOWLEDGMENT OF INDIVIDUAL

STATE OF

Oregon
Lane

COUNTY OF

, SS

Sworn to, subscribed and acknowledged before me on *March 25, 2025* (Date),

Angela D Schrader (Notary Name), a Notary Public, **Kelley Ann Stetter**, 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

Print Name

Signature

My Commission Expires

Commission #

Angela D Schrader

Schrader

December 12, 2028

1054540

