

2025-010106

Klamath County, Oregon

11/12/2025 09:01:01 AM

Fee: \$97.00

RETURN RECORDED DOCUMENT TO

Sevenstar Investments, LLC
10810 N Tatum Blvd Ste 102-841
Phoenix, AZ 85028

SEND TAX STATEMENTS TO

Kenny Bowcutt
639 E. 1250 N
Shelley, ID 83274

WARRANTY DEED

THE GRANTOR(S), SEVENSTAR INVESTMENTS, a Tennessee Limited Liability Company, with a mailing address of 10810 N TATUM BLVD, SUITE 102-841, PHOENIX, AZ 85028 for and in consideration of the sum of \$46,500.00, and other valuable consideration, grants, bargains, sells, conveys and warranties to the **GRANTEE(S)**, KENNY BOWCUTT and HEATHER BOWCUTT with a mailing address of 639 E. 1250 N, SHELLEY, ID 83274, the following described real estate situated in Klamath County, OR :

LEGAL DESCRIPTION:

Lot 63, Block 12, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT NO. 1,
according to the official plat thereof on file in the office of the County Clerk of Klamath
County, Oregon.

PARCEL ID: 388501

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: 2020-015870, 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)

SEVENSTAR INVESTMENTS, LLC, a Tennessee
Limited Liability Company



BY: Erik Peterson its Managing Member


11/11/25
Date

ACKNOWLEDGMENT OF INDIVIDUAL

STATE OF Tennessee
COUNTY OF Williamson, SS

Sworn to, subscribed and acknowledged before me on November 11, 2025 (Date),
Nikki Brown (Notary Name), a Notary Public, Erik Peterson, 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

Nikki Brown
Print Name

Signature
April 11, 2026
My Commission Expires

Commission #

