

2026-001606

Klamath County, Oregon

02/23/2026 08:53:02 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

Brianna Marshall
6510 S. 6th Street #260
Klamath Falls OR 97603

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 \$28,038.00, and other valuable consideration, grants, bargains, sells, conveys and warranties to the **GRANTEE(S)**, BRIANNA MARSHALL with a mailing address of 6510 S 6TH STREET 260 KLAMATH FALLS OR 97603, the following described real estate situated in Klamath County, OR :

LEGAL DESCRIPTION:

Lots 15 and 16 of Block 22 of Sprague River Valley Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL ID: 362556 & 362565

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:2020-000599, 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 -

Unofficial Copy

GRANTOR SIGNATURE(S)

SEVENSTAR INVESTMENTS, LLC, a Tennessee
Limited Liability Company



BY: Erik Peterson its Managing Member

2/20/20

Date

ACKNOWLEDGMENT OF INDIVIDUAL

STATE OF Tennessee
COUNTY OF Williamson

, SS

Sworn to, subscribed and acknowledged before me on February 20, 2020 (Date),
Shelby R Sager (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

Shelby R Sager
Print Name
Shelby R Sager
Signature

1/22/30
My Commission Expires

N/A
Commission #

