



2020-002927

Klamath County, Oregon

03/09/2020 01:44:21 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Best Buy's of Klamath Falls LLC, a Delaware Limited
Liability Company

C/O April Lagasse, 314 S 7th St., PMB 126

Klamath Falls, OR 97601

Until a change is requested all tax statements shall be
sent to the following address:

Best Buy's of Klamath Falls LLC, a Delaware Limited
Liability Company

C/O April Lagasse, 314 S 7th St., PMB 126

Klamath Falls, OR 97601

File No. 354081AM

STATUTORY WARRANTY DEED

Tyson Berry, Successor Trustee of the Don V. Berry Revocable Living Trust dated December 1, 2000,

Grantor(s), hereby convey and warrant to

Best Buy's of Klamath Falls LLC, a Delaware Limited Liability Company,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except
as specifically set forth herein:

**Lot 8 and the Northeasterly rectangular 26.05 feet of Lot 7 in Block 8 of FIRST ADDITION TO THE CITY
OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$100,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and
those shown below, if any:

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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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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.

Dated this 06 day of March, 2020

The Don V. Berry Revocable Living Trust dated December 1, 2000

By: Tyson Berry trustee
Tyson Berry, Successor Trustee

State of Oregon } ss
County of Tamhill }

On this 6 day of March, 2020, before me, Keith Paul Fritz, Notary Public State of Oregon a Notary Public in and for said state, personally appeared Tyson Berry, Successor Trustee of The Don V. Berry Revocable Living Trust dated December 1, 2000, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Keith Paul Fritz
Notary Public for the State of Oregon
Residing at: Klamath County, Oregon 3242nd Drive, Medford OR Tamhill County
Commission Expires: Sept 13, 2021

