

2021-014531

Klamath County, Oregon

09/24/2021 10:29:00 AM

Fee: \$87.00

After recording, return to:

ERIC BURKE O.B.O.

The Burke Group LLC

12720 Overbrook Rd.

Leawood, KS 66209

Until a change is requested,

all tax statements should be sent to:

ERICK BURKE O.B.O.

The Burke Group LLC

12720 Overbrook Rd.

Leawood, KS 66209

WARRANTY DEED

Under ORS 93.850

The Grantor, LILLIAN RUTH TAVARES, with a mailing address of 711 Kaumana Drive, Hilo, Hawaii 96720, for the true and actual consideration of Ten Dollars (\$10.00) CONVEYS AND WARRANTS to the Grantee, ERIC BURKE O.B.O., The Burke Group LLC, 12720 Overbrook Rd., Leawood, KS 66209, the following described real property, free of encumbrances, except as specifically set forth herein:

County of Klamath, State of Oregon: Lot 29, Block 31, of the Fourth Addition to Nimrod River Park, Parcel ID: R-3610-012BO-04200-000 as shown on the map thereof as recorded in the Official Records, Klamath County, Oregon.

Being the same property conveyed by Warranty Deed from APXN Property LLC, and LILLIAN RUTH TAVARES (GRANTEE), recorded on May 18th, 2020 in the records of Klamath County, Oregon.

This conveyance is made subject to current taxes and other assessments, all reservations in patents and all easements, right of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record and I or we warrant the title against all persons whomever, subject to the matters set forth above.

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, CHAPTERS 885, 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 APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.301 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

EXHIBIT A

LOT 29, BLOCK 31 of the Fourth Addition to Nimrod River Park, APN # R-3610-012B0-04200-000 as shown on the map thereof as recorded in the Official Records, Klamath County, Oregon.

NOTARY

Signed, sealed, and delivered on this 17th day of September 2021 in the presence of:

Lillian Ruth Tavares

Signature

Lillian Ruth TAVARES

Print Name

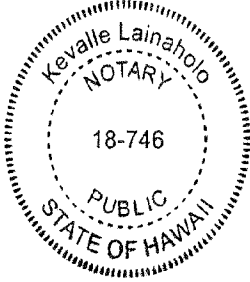
OWNER

Capacity

STATE OF HAWAII : SS

COUNTY OF HAWAII :

Doc. Date: <u>9/17/2021</u>	# Pages: <u>2</u>
Notary Name: Kevalle Lainaholo	
Doc. Description: <u>Warranty</u>	
<u>KL</u>	<u>9/17/2021</u>
Notary Signature	Date



On this 17th day of September 2021, before me, Notary Public in and for said state, personally appeared LILLIAN RUTH TAVARES, identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me she freely executed the same.

Notary Signature: KL
Print Name: Kevalle Lainaholo
Title: Accountant III / Notary Public
My Commission Expires: Dec 30, 2022

