



THIS SPACE RESERVED FOR

2021-014887  
Klamath County, Oregon  
10/01/2021 02:11:01 PM  
Fee: \$87.00

After recording return to:

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

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

314 S. 7th St. PMB 126

Klamath Falls, OR 97601

File No. 492045AM

---

### STATUTORY WARRANTY DEED

**Joan Lawyer, Successor Trustee of The Russell G. Carpenter and Frances T. Carpenter Family Trust dated September 17, 1996,**

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 5, Block 1, CASCADE PARK, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$175,777.00.

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:

**2021-2022 Real Property Taxes, a lien not yet due and payable**

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 30 day of September, 2021

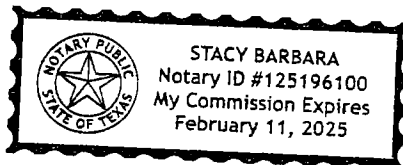
The Russell G. Carpenter and Frances T. Carpenter Family Trust

Joan Lawyer, Successor Trustee  
Joan Lawyer, Successor Trustee

State of Texas  
County of Dallas

On this 30 day of September, 2021, before me, Stacy Barbara, a Notary Public in and for said state, personally appeared Joan Lawyer known or identified to me to be the person whose name is subscribed to the foregoing instrument as successor trustee of the Russell G. Carpenter and Frances T. Carpenter Family Trust, and acknowledged to me that she executed the same as Successor Trustee.

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



Stacy Barbara  
Notary Public for the State of Texas  
Residing at: 4226 Delmar Ave. Dallas Texas 75206  
Commission Expires: 2-11-25