

2021-017600

Klamath County, Oregon

11/24/2021 11:27:01 AM

Fee: \$87.00

RETURN RECORDED DOCUMENT TO

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

SEND TAX STATEMENTS TO

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

WARRANTY DEED

THE GRANTOR(S), LORALI VANDERWALL, SUCCESSOR TRUSTEE OF THE BILLIE J. COOK REVOCABLE TRUST DATED FEBRUARY 10, 2006, AS AMENDED for and in consideration of the sum of \$8,000.00, and other valuable consideration, grants, bargains, sells, conveys and warranties to the **GRANTEE(S)**, SEVENSTAR INVESTMENTS, LLC, a Tennessee Limited Liability Company, with a mailing address of #1094 2000 Mallory Ln, Suite 290 Franklin TN 37067, the following described real estate situated in Klamath County, OR:

LEGAL DESCRIPTION:

BLOCK 70, LOT 61, OF THE 5th ADDITION TO NIMROD RIVER PARK as shown on map in official records of said county.

BLOCK 10, LOT 26 OF THE 2nd ADDITION TO NIMROD RIVER PARK as shown on map in official records of said county.

PARCEL ID: 339921 & 350284

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 as conveyed under that certain instrument recorded at M06-06842, Recorder's Office, Klamath County, Oregon and that specific Affidavit of Successor Trustee as recorded at Document Number 2006025528, Records Office, San Luis Obispo County, California.

- SIGNATURE PAGE TO FOLLOW -

GRANTOR SIGNATURE(S)

Loral VanderWall
LORALI VANDERWALL, SUCCESSOR TRUSTEE OF
THE BILLIE J. COOK REVOCABLE TRUST DATED
FEBRUARY 10, 2006, AS AMENDED

11.24.21
Date

ACKNOWLEDGMENT OF INDIVIDUAL

STATE OF *Michigan*)
COUNTY OF *Kent*)

The foregoing instrument was acknowledged before me this *November 24th 2021* (date), by
LORALI VANDERWALL (name), who is personally known to me
or who has produced *Drivers License* (type of identification) as identification.

NOTARY PUBLIC Witness my hand and seal

Karsen R Leek
Print Name

[Signature]
Signature

12.07.2027
My Commission Expires

L0048922543
Commission #

KARSEN R LEEK
Notary public, State of Michigan
County of OTTAWA
My commission expires 07-Dec-2027
Acting in the County of *Ottawa*

