

RECORDING REQUESTED BY:



1555 E. McAndrews Road, Ste 100
Medford, OR 97504

GRANTOR'S NAME:

Lucinda Rae Kennon, Surviving Trustee of the Stella Regenia
Dehlinger Trust, UTA dated May 12, 1986

GRANTEE'S NAME:

Klamath Falls Sonic, LLC

AFTER RECORDING RETURN TO:

Order No.: 470320068956-AC
Klamath Falls Sonic, LLC
2247 Homedale
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Klamath Falls Sonic, LLC
2247 Homedale
Klamath Falls, OR 97603

2247 Homedale, Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

2021-019108

Klamath County, Oregon

12/27/2021 04:01:01 PM

Fee: \$92.00

STATUTORY WARRANTY DEED

Lucinda Rae Kennon, Surviving Trustee of the Stella Regenia Dehlinger Trust, UTA dated May 12, 1986, Grantor, conveys and warrants to Klamath Falls Sonic, LLC,*Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon: **See Exhibit A attached hereto and incorporated herein by reference as though fully set forth.**

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$125,000.00). (See ORS 93.030).

Subject to: *a South Dakota Limited Liability company

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

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.

STATUTORY WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 6-29-21

The Stella Regenia Dehlinger Trust, UTA dated May 12, 1986

BY: Lucinda Rae Kennon Trustee
Lucinda Rae Kennon, Surviving Trustee

State of Oregon
County of Klamath

This instrument was acknowledged before me on 6-29-21 by Lucinda Rae Kennon, Surviving Trustee of the Stella Regenia Dehlinger Trust, UTA dated May 12, 1986.

Neal G. Buchanan
Notary Public - State of Oregon

My Commission Expires: 2-25-22

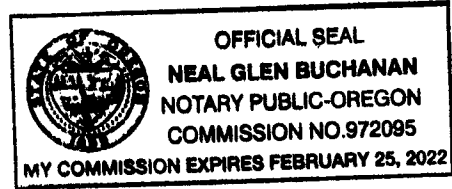


EXHIBIT "A"
LEGAL DESCRIPTION

The North 75 feet of Tracts 1 and 2, PLEASANT HOME TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.