RECORDING COVER SHEET (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument.   ORS 205.234

||||||||||||||||||||||||||||||||||||||||||||

0030302820220008533003036

07/13/2022 12:33:45 PM   Fee: $92.00

~~This space reserved for use by~~
Recording Office

After recording return to: ORS 205.234(1)(c)

Simmons Law, P.C.

2270 NW Aviation Dr Ste 4

Roseburg OR 97470

1. Title(s) of the transaction(s)   ORS 205.234(1)(a)

Warranty Deed - Statutory Form

2. Direct party(ies) / grantor(s)   Name(s)   ORS 205.234(1)(b)

Shirley M. Burnett, Trustee of the Burnett Family Trust dated February 26, 2010

3. Indirect party(ies) / grantee(s)   Name(s)   ORS 205.234(1)(b)

Laverne Rentals, LLC

4. True and actual consideration:
ORS 205.234(1) Amount in dollars or other

$ 0

Other:

5. Send tax statements to: ORS 205.234(1)(e)

Laverne Rentals, LLC

1121 Abraham Ave

Winston, OR 97496

6. Satisfaction of lien, order, or warrant:
ORS 205.234(1)(f)

☒ FULL   ☐ PARTIAL

7. The amount of the monetary obligation imposed by the lien, order, or warrant: ORS 205.234(1)(f)

$0

8. Previously recorded document reference: 2020-012845

9. If this instrument is being re-recorded complete the following statement: ORS 205.244(2)

"Rerecorded at the request of   n/a

to correct

previously recorded in book _____ and page _____ , or as fee number _____ ."

Consideration: $0

WARRANTY DEED - STATUTORY FORM

Shirley M. Burnett, Trustee of The Burnett Family Trust dated February 26, 2010, Grantor, conveys and warrants to Laverne Rentals, LLC, an Oregon limited liability company, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Lot 615 in Block 128 of Mills Addition to the City of Klamath Falls, according to the official plat thereof on file in the office the County Clerk, Klamath Falls, Oregon.

Subject to: Easements, conditions, and restrictions, of record.

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.
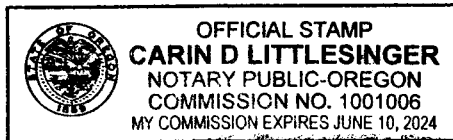
(Signature and notary follow)

Dated this ___30 th___ day of ___June___, 2022.

Shirley M. Burnett, Trustee of The Burnett Family Trust dated February 26, 2010, Grantor

By _Shirley M. Burnett_
Shirley M. Burnett, Trustee

STATE OF OREGON)
) ss.
County of DOUGLAS)

This instrument was acknowledged before me on ___June 30___, 2022, by Shirley M. Burnett, Trustee of The Burnett Family Trust dated February 26, 2010, Grantor.

_____
Notary Public – State of Oregon

Warranty Deed – 2530 Darrow, Klamath Falls, Oregon - 2