

2023-007355

Klamath County, Oregon



00319128202300073550020022

08/28/2023 10:59:29 AM

Fee: \$87.00

After Recording Return to:
Shirley M. Burnett, Trustee
1121 NW Abraham Avenue
Winston, OR 97496

Until a change is requested all tax statements
Shall be sent to the following address:

Shirley M. Burnett, Trustee
1121 NW Abraham Avenue
Winston, OR 97496

Consideration: -0-

STATUTORY BARGAIN AND SALE DEED

Laverne Rentals, LLC, by and through its Manager Shirley M. Burnett, Grantor conveys to Shirley M. Burnett, Trustee of The Burnett Family Trust dated February 26, 2010, Grantee, the real property situated in Klamath County, more particularly described as follows, free from encumbrances except as specifically set forth herein:

A tract of land in Block 7 Altamont Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

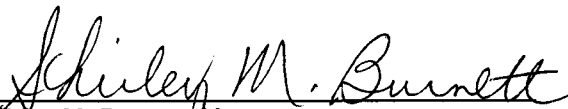
Beginning at a point on the North line of LaVerne Avenue 186 feet East of the West line of Lot 11 of said Block 7, said point being 30 feet North of the centerline of LaVerne Avenue; thence North parallel to the West line of Lot 11, 63.80 feet to a point; thence East 121.90 feet to the East line of said Block 7; thence South 63.80 feet to the North line of LaVerne Avenue; thence West along the North line of LaVerne Avenue, 121.90 feet to the point of beginning.

EXCEPTING therefrom that portion lying within Bisbee Street.

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

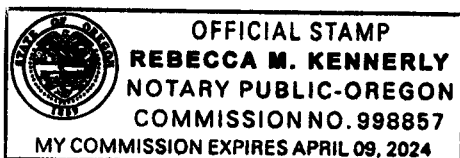
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930, ORS 040.

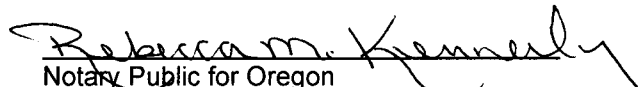
Dated this 15 day of August 2023.


Shirley M. Burnett, Manager
Laverne Rentals, LLC, Grantor

STATE OF OREGON)
) ss.
County of Douglas)

On this 15 day August 2023, personally appeared Shirley M. Burnett, Manager of Laverne Rentals, LLC, as Grantor, and acknowledged the foregoing instrument to be her voluntary act and deed.




Notary Public for Oregon
My Commission Expires: 4-9-24

Re-record, at request of Shirley Burnett, to add legal description in recording.

EXHIBIT A

Legal Description

A tract of land in Block 7 Altamont Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North line of LaVerne Avenue 186 feet East of the West line of Lot 11 of said Block 7, said point being 30 feet North of the centerline of LaVerne Avenue; thence North parallel to the West line of Lot 11, 63.80 feet to a point; thence East 121.90 feet to the East line of said Block 7; thence South 63.80 feet to the North line of LaVerne Avenue; thence West along the North line of LaVerne Avenue, 121.90 feet to the point of beginning.

EXCEPTING therefrom that portion lying within Bisbee Street.