

2024-005803

Klamath County, Oregon

**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



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07/08/2024 01:34:29 PM

Fee: \$92.00

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Recording Office*

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

O'Leary Wallace, LP  
PO Box 886  
San Luis Obispo, CA 93406

**1. Title(s) of the transaction(s)**

ORS 205.234(1)(a)

Grant Deed- 5016 Swallow Court, Klamath Falls, OR 97601

**2. Direct party(ies) / grantor(s)**

Name(s)

ORS 205.234(1)(b)

Dawn<sup>M</sup> Sima, Trustee of the Dawn<sup>M</sup> Sima Revocable  
Trust, dated March 21, 2019

**3. Indirect party(ies) / grantee(s)**

Name(s)

ORS 205.234(1)(b)

Dawn's Links LLC, an Oregon Limited Liability  
Company

**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)

Dawn Sima  
3050 San Fernando  
Atascadero, CA 93422

**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)

\$ \_\_\_\_\_

**8. Previously recorded document reference:**

2023-008158 (me)

**9. If this instrument is being re-recorded complete the following statement:**

ORS 205.244(2)

"Rerecorded at the request of \_\_\_\_\_

to correct \_\_\_\_\_

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

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO

O'Leary Wallace LLP  
P.O. Box 886  
San Luis Obispo, California 93406  
Attn: Matthew M. O'Leary

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**GRANT DEED**

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**GRANTOR: DAWN M. SIMA, TRUSTEE OF THE DAWN M. SIMA REVOCABLE TRUST, DATED MARCH 21, 2019, hereby grants to**

**GRANTEE: DAWNY'S LINKS LLC, an Oregon Limited Liability Company,**

all that real property situated in the County of Klamath Falls, State of Oregon, commonly known as 5016 Swallow Court, Klamath Falls, Oregon, 97601, and more particularly described as:

LOT 325, REPLAT OF RUNNING Y RESORT, PHASE 4, FIRST ADDITION,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE  
OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

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**MAIL TAX STATEMENTS TO:**  
Dawn M. Sima, Trustee  
3050 San Fernando, Atascadero, CA 93422

Dated: June 6, 2024

**DAWN M. SIMA REVOCABLE TRUST,  
DATED MARCH 21, 2019**



By: **DAWN M. SIMA, Trustee**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )

COUNTY OF SAN LUIS OBISPO )

On June 6, 2024, before me, Matthew M. OLeary, a Notary Public, personally appeared Dawn M. Sima who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)



