

2025-001545

Klamath County, Oregon



00339218202500015450020021

03/04/2025 10:59:12 AM

Fee: \$87.00

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

CORRECTIVE GRANT DEED

****Non Arms Length Transaction. No Consideration Paid by either party****

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

GRANTEE: DAWNY'S NEST 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

///

///

///

///

///

///

Recorder's Note: This Deed is being recorded to correct the incorrect Grantee on that certain Grant Deed recorded on July 8, 2024 at Document number 2024-005803

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

Dated: February 10, 2025

**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 February 10, 2025 , 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)

