

2012-012565
Klamath County, Oregon



00127070201200125650010010

11/13/2012 10:32:30 AM

Fee: \$37.00

JUNIPER RANCH ESTATES LLC
Attn: Robert C. Mannheim, Manager
Post Office Box 550
Agoura Hills, California 91376-0550
Grantor's Name and Address

JMR OXLEY RANCH LLC
Attn: Robert C. Mannheim, Manager
Post Office Box 550
Agoura Hills, California 91376-0550
Grantee's Name and Address

**SEND ALL TAX STATEMENTS TO:
AFTER RECORDING RETURN TO:**
JMR OXLEY RANCH LLC
Attn: Robert C. Mannheim, Manager
Post Office Box 550
Agoura Hills, California 91376-0550

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

TAX ACCOUNT: R103569

KNOW ALL MEN BY THESE PRESENTS that Juniper Ranch Estates LLC, an Oregon limited liability company, hereinafter called Grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto JMR Oxley Ranch LLC, an Oregon limited liability company, hereinafter called Grantee, and unto Grantee's heirs, successors and assigns, all of Grantor's right, title and interest in that certain real property, with tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining including, without limitation, water rights and wells, situated in Klamath County, State of Oregon, described as follows:

**PARCEL 1, 2 AND 3 OF LAND PARTITION 75-06 BEING SITUATED IN THE N 1/2 OF SECTION 3,
TOWNSHIP 40 SOUTH, RANGE 11 EAST OF THE WILLIAMETTE MERIDIAN, KLAMATH COUNTY, OREGON**

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in dollars, is \$1 (One Dollar). However, the actual consideration consists of or includes other property or value given or promised which is ☒ part of ☐ the whole consideration.

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF the Grantor has executed this instrument on November 8, 2012; any signature on behalf of a business or other entity is made with the authority of that entity.

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

GRANTOR:

JUNIPER RANCH ESTATES LLC
AN OREGON LIMITED LIABILITY COMPANY

BY:

ROBERT C. MANNHEIM, ITS MANAGER

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

On November 8, 2012 before me, H. Eftekhari, Notary Public, personally appeared Robert C. Mannheim who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.

H. EFTEKHARI, CALIFORNIA NOTARY PUBLIC
MY COMMISSION EXPIRES: 08/22/2015

