



THIS SPACE RESERVED FOR RECORDER'S USE

2013-009204
Klamath County, Oregon
08/12/2013 02:19:02 PM
Fee: \$47.00

After recording return to:

Juniper Hill Properties, LLC,

5640 NW 61st Street

Redmond, OR 97756

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

Juniper Hill Properties, LLC,

5640 NW 61st Street

Redmond, OR 97756

Escrow No. MT97665-MS

Title No. 0097665

SWD r.020212

STATUTORY WARRANTY DEED

Phillip L. Eubanks and Sandra J. Eubanks, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Juniper Hill Properties, LLC,, an Oregon Limited Liability Company,

Grantee(s), the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true and actual consideration for this conveyance is **\$525,000.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2013-2014 Real Property Taxes a lien not yet due and payable.

47.00 amt

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.

Dated this 9th day of Aug, 2013.

Phillip L. Eubanks
Phillip L. Eubanks

Sandra J. Eubanks
Sandra J. Eubanks

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 8/9, 2013 by Phillip L. Eubanks and Sandra J. Eubanks.



(Notary Public for Oregon)
My commission expires 12/20/14

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Lot 20 and the Northerly 22 feet of Lot 21, Block 4, WEST KLAMATH FALLS ADDITION to The City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

PARCEL 2:

Lot 21, LESS AND EXCEPTING the Northerly 22 feet, and the Northerly 31 feet of Lot 22, Block 4, WEST KLAMATH FALLS ADDITION to The City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

PARCEL 3:

Lot 22, LESS AND EXCEPTING the Northerly 31 feet, and the Northerly 60 feet of Lot 23, Block 4, WEST KLAMATH FALLS ADDITION to The City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.