

**RECORDING COVER SHEET**

ORS 205.234

This cover sheet has been prepared by:

**2015-008789****Klamath County, Oregon****08/06/2015 03:54:59 PM****Fee: \$62.00**

Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: 48177AM

Please print or type information.

**1. AFTER RECORDING RETURN TO –**

Required by ORS 205.180(4) &amp; 205.238:

Name: Juncos and Junipers LLCAddress: 2048 Portland St.City, ST Zip: Klamath Falls, OR 97601

This document is being re-recorded at the request of AmeriTitle to correct the Grantee's name as previously recorded in 2015-008254

**2. TITLE(S) OF THE TRANSACTION(S) –** Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

**Document Title(s):** Statutory Warranty Deed**3. DIRECT PARTY / GRANTOR Names and Addresses –** Required by ORS 205.234(1)(b)

for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor

**Grantor Name:** Reorganized Church of Jesus Christ of Latter Day Saints, an Iowa Corporation Registered to do business in the State of Oregon

**Grantor Name:** \_\_\_\_\_**4. INDIRECT PARTY / GRANTEE Names and Addresses –** Required by ORS 205.234(1)(b)

for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor

**Grantee Name:** Juncos and Junipers LLC, an Oregon Limited Liability Company**Grantee Name:** \_\_\_\_\_**5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:**

**UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:**

Name: NO CHANGE

Address: \_\_\_\_\_

City, ST Zip: \_\_\_\_\_

**6. TRUE AND ACTUAL CONSIDERATION –**

Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$ 144,500**7. TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that could be subject to tax foreclosure. –** Required by ORS 312.125(4)(b)(B)Tax Acct. No.: N/A



2015-008254  
Klamath County, Oregon  
07/24/2015 01:15:00 PM  
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
Junco and Junipers LLC, an Oregon Limited Liability  
Company  
2048 Portland St.  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Junco and Junipers LLC, an Oregon Limited Liability  
Company  
2048 Portland St.  
Klamath Falls, OR 97601  
File No. 48177AM

### STATUTORY WARRANTY DEED

Reorganized Church of Jesus Christ of Latter Day Saints, an Iowa Corporation,  
Registered to do business in the State of Oregon,

Grantor(s), hereby convey and warrant to

Juncos  
Junco and Junipers 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:

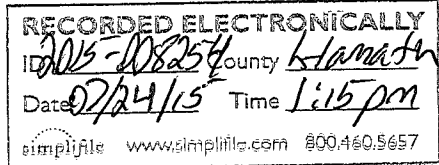
See Attached, Exhibit "A"

The true and actual consideration for this conveyance is \$144,500.00.

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:

2015-2016 Real Property Taxes, a lien not yet due and payable.

520AM



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Junco and Junipers LLC, an Oregon Limited Liability Company

2048 Portland St.

Klamath Falls, OR 97601

Until a change is requested all tax statements

shall be sent to the following address:

Junco and Junipers LLC, an Oregon Limited Liability Company

2048 Portland St.

Klamath Falls, OR 97601

File No. 48177AM

### STATUTORY WARRANTY DEED

**Reorganized Church of Jesus Christ of Latter Day Saints, an Iowa Corporation,  
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Grantor(s), hereby convey and warrant to

Juncos

**Junco and Junipers 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 Attached, Exhibit "A"**

The true and actual consideration for this conveyance is **\$144,500.00.**

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:

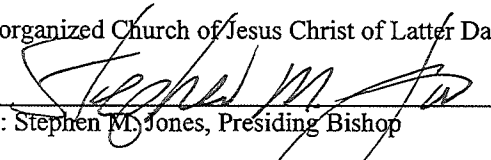
**2015-2016 Real Property Taxes, a lien not yet due and payable.**

52AM

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 23 day of July, 2015.

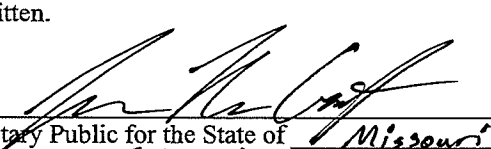
Reorganized Church of Jesus Christ of Latter Day Saints

  
By: Stephen M. Jones, Presiding Bishop

State of MISSOURI } ss  
County of JACKSON }

On this 23 day of July, 2015, before me, James R. Craft a Notary Public in and for said state, personally appeared Stephen M. Jones, as the Presiding Bishop for the Reorganized Church of Jesus Christ of Latter Day Saints, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

  
Notary Public for the State of Missouri  
Residing at: Independence, Jackson County  
Commission Expires: April 14, 2019

JAMES R. CRAFT Notary Public - Notary Seal State of Missouri Commissioned for Jackson County My Commission Expires: April 14, 2019 Commission Number: 15634758
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## EXHIBIT "A"

### PARCEL 1:

A parcel of land situated in the SE1/4 NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North line of the SE1/4 NW1/4 of said Section 1, said point being South 88° 53' 17" West a distance of 268.78 feet from the Northeast corner of the SE1/4 NW1/4 of said Section 1; thence South 00° 05' 00" East a distance of 260.00 feet; thence South 88° 53' 17" West parallel with the North line of the SE1/4 NW1/4 of said Section to the centerline of the Enterprise Irrigation Canal; thence Northwesterly along said centerline to a point that is South 88° 53' 17" West 229.52 feet along the North line of the SE1/4 NW1/4 of said Section and South 00° 09' West 233.8 feet from the point of beginning; thence North 00° 09' East 233.8 feet to a point on the North line of the SE1/4 NW1/4 of said Section 1; thence North 88° 53' 17" East 229.52 feet along the North line of the SE1/4 NW1/4 of Section 1 to the point of beginning.

### PARCEL 2:

A parcel of land situated in the SE1/4 NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of the SE1/4 NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South 88° 53' 17" West along the North line of the SE1/4 NW1/4 180.26 feet to the point of beginning; thence South 88° 53' 17" West 88.52 feet; thence South 00° 05' 00" East 160 feet; thence North 88° 53' 17" East parallel to the North line of the SE1/4 NW1/4 88.52 feet to the West right of way line of Chinchalla Way; thence North 00° 09' East along the West right of way line of Chinchalla Way 160.00 feet to the point of beginning.