

**RECORDING COVER SHEET**

ORS 205.234

This cover sheet has been prepared by:  
AmeriTitle

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

Reference: 161869AM

**2017-004701****Klamath County, Oregon****05/04/2017 11:06:00 AM****Fee: \$52.00**

Please print or type information.

**1 AFTER RECORDING RETURN TO –**

Required by ORS 205.180(4) & 205.238:

Name: Robert and Debra Morgan

Address: 2616 W. 13<sup>th</sup> St.

City, ST Zip: The Dalles, OR 97058

**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 & Address: CSPE002, LLC, a Utah limited liability company, 1242 N. 1300 E, Lehi, UT 84043

Grantor Name & Address: \_\_\_\_\_

Grantor Name & Address: \_\_\_\_\_

Grantor Name & Address: \_\_\_\_\_

**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 & Address: Robert G. Morgan and Debra E. Morgan, 2616 W. 13<sup>th</sup> St., The Dalles, OR 97058

Grantee Name & Address: \_\_\_\_\_

**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:

**\$ 1,125,000.00**

**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

After recording, return to:

Deborah M. Phillips, P.C.  
Phillips Reynier Sumerfield & Cline, LLP  
P.O. Box 758  
Hood River, OR 97031

Until a change is requested, send all  
tax statements to:

Robert and Debra Morgan  
2616 W. 13<sup>th</sup> Street  
The Dalles, OR 97058

Tax Account: R892946 Map No. R-3909-010BB-00208-000

Consideration: \$1,125,000

### STATUTORY WARRANTY DEED

CSPE002, LLC, a Utah limited liability company, Grantor, conveys and warrants to Robert G. Morgan and Debra E. Morgan, husband and wife, Grantee, the following described real property free of encumbrances, except as specifically set forth herein:

Parcel 1 of Land Partition 18-06, being a replat of Parcel 3 of Land Partition 34-04, situated in the NW ¼ NW ¼ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon TOGETHER WITH an easement for access and parking as created by instrument recorded May 2, 2003 in Volume M03, page 29119, Microfilm Records of Klamath County, Oregon, subject to and excepting therefrom:

1. Special Assessment disclosed by the Klamath tax rolls:  
For: Klamath County Drainage Service District
2. The property lies within the boundaries of South Suburban Sanitary District and is subject to any charges or assessments levied by said District and pipeline easements in connection therewith.
3. The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.
4. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: H.M. Mallory, et al  
Recorded: September 15, 1948  
Instrument No.: Volume 225, page 91, Deed Records
5. Memorandum of Mutual Access and Parking Easement, including the terms and provisions thereof,  
Recorded: May 2, 2003  
Instrument No. M03, page 29119
6. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.  
Recorded: October 22, 2004  
Instrument No.: M04, page 72241
7. Covenants, conditions and restrictions, but omitting any covenant or restriction based on

race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: November 30, 2004

Instrument No.: M04, page 82225

8. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: Randall J. Simonson on behalf of "Washburn JV" an Oregon Partnership  
Recorded: November 14, 2005  
Instrument No.: M05, page 68948
9. Easements as dedicated or delineated on the Land Partition 18-06, filed August 16, 2006 in the office of the Clerk for Klamath County, Oregon.  
For: Access  
  
Said easement is shown on the Survey prepared by Ketih R. Rhine of Rhine-Cross Group LLC dated July 2007, Job No. 774.
10. Persons in possession or claiming the right of possession.

The true consideration for this conveyance is \$1,125,000, a portion of which is being paid by a facilitator pursuant to an IRC 1031 Tax Deferred Exchange.

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 SECTION 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

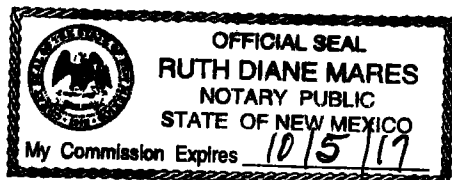
Grantor:  
CSPE002 LLC

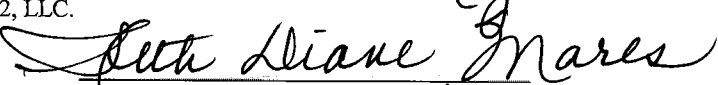
By:   
Jason Kizer, Manager

STATE OF New Mexico

County of San Miguel ss.

The foregoing instrument was acknowledged before me this 2 day of May, 2017,  
by Jason Kizer, Manager of CSPE002, LLC.



  
Notary Public for Oregon  
My Commission Expires: 10/5/2017