

**RECORDING COVER SHEET**

ORS 205.234

This cover sheet has been prepared by:

**2017-005873****Klamath County, Oregon**

05/31/2017 10:44:00 AM

Fee: \$72.00

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

Reference: \_\_\_\_\_

Please print or type information.

**1. AFTER RECORDING RETURN TO –**

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

Name: AmeriTitle  
Address: 300 Klamath Avenue  
City, ST Zip: Klamath Falls, OR 97601

This document is being re-recorded at the request of AmeriTitle to correct scrivner's error in legal description as previously recorded in 2011-012087.

**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): 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: James Arthur Riddell, Successor Trustee of the James Arthur Moore Trust

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: 3030 Round Lake, 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:****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:

\$ 0Name: NO CHANGE

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

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

**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

2011-012087  
Klamath County, Oregon



00109348201100120870030034

10/28/2011 08:34:02 AM

Fee: \$47.00

After Recording Return to:  
Jerry A. Jacobson  
Jacobson, Thierolf & Dickey, P.C.  
P.O. Box 4687  
Medford, OR 97501

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

3030 Round Lake, LLC  
550 Pair-A-Dice Ranch Road  
Jacksonville, OR 97530

Being re-recorded at the request of Ameritittle  
Ameritittle to correct scrivener's error  
in Parcel 1. as previously recorded in  
2011-012087. See new description attached.

## WARRANTY DEED

JAMES ARTHUR RIDDELL, SUCCESSOR TRUSTEE OF THE  
JAMES ARTHUR MOORE TRUST DATED NOVEMBER 12, 2003,  
Grantor, conveys and warrants to 3030 ROUND LAKE, LLC, an Oregon  
limited liability company, Grantee, the following described real property free  
of encumbrances except as specifically set forth herein:

SEE EXHIBIT "A" ATTACHED HERETO AND FORMING  
A PART HEREOF

Subject to easements and encumbrances of record.

The true consideration for this conveyance stated in terms of dollars is  
\$ -0-.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE  
PERSON TRANSFERRING FEED 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

1 - WARRANTY DEED



State of Oregon  
County of Klamath  
I hereby certify that instrument #2011-012087,  
recorded on 10/28/2011, consisting of 3 page  
(s), is a correct copy as it appears on record at  
the Klamath County Clerk's office.

Rochelle Long, Klamath County Clerk

Date: May 26th, 2017

  
Samantha Gardner

2011-012087  
Klamath County, Oregon



00109348201100120870030034

10/28/2011 08:34:02 AM

Fee: \$47.00

After Recording Return to:  
Jerry A. Jacobson  
Jacobson, Thierolf & Dickey, P.C.  
P.O. Box 4687  
Medford, OR 97501

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

3030 Round Lake, LLC  
550 Pair-A-Dice Ranch Road  
Jacksonville, OR 97530

## WARRANTY DEED

JAMES ARTHUR RIDDELL, SUCCESSOR TRUSTEE OF THE  
JAMES ARTHUR MOORE TRUST DATED NOVEMBER 12, 2003,  
Grantor, conveys and warrants to 3030 ROUND LAKE, LLC, an Oregon  
limited liability company, Grantee, the following described real property free  
of encumbrances except as specifically set forth herein:

SEE EXHIBIT "A" ATTACHED HERETO AND FORMING  
A PART HEREOF

Subject to easements and encumbrances of record.

The true consideration for this conveyance stated in terms of dollars is  
\$ -0- .

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE  
PERSON TRANSFERRING FEES 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

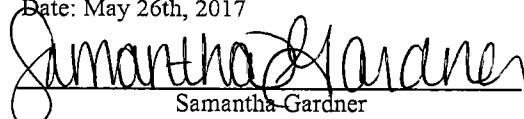
1 - WARRANTY DEED



State of Oregon  
County of Klamath  
I hereby certify that instrument #2011-012087,  
recorded on 10/28/2011, consisting of 3 page  
(s), is a correct copy as it appears on record at  
the Klamath County Clerk's office.

Rochelle Long, Klamath County Clerk

Date: May 26th, 2017

  
Samantha Gardner

LAWS 2007. 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.

DATED this 1<sup>st</sup> day of October, 2011.

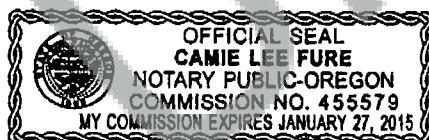
James Arthur Riddell, Successor Trustee of  
The James Arthur Moore Trust Dated 11-12-03  
Grantor

STATE OF OREGON

ss.

## County of Jackson

Personally appeared before me on this 21<sup>st</sup> day of October, 2011, by James Arthur Riddell, Successor Trustee of the James Arthur Moore Trust dated 11-12-03, as the voluntary act and deed of said Trustee of said Trust.



**Notary Public for Oregon**

My Commission Expires: 11/27/2015

## 2 - WARRANTY DEED

## EXHIBIT "A"

### PARCEL 1

A parcel of land located in the NE1/4 of Section 7, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the N1/4 corner of said Section 7; then South 00 degrees 17' 30" East 1331.69 feet thence South 89 degrees 53' 25" East 666.73 feet to the true point of beginning; thence continuing South 00 degrees 28' 30" East 1330.96 feet to the Southerly line on the NE1/4; thence along said Southerly line North 89 degrees 55' 26" West 668.86 feet; thence North 00 degrees 23' 00" West 1331.31 feet to the true point of beginning.

### PARCEL 2

A parcel of land located in the NE1/4 of Section 7, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the East1/4 corner of said Section 7; thence along the East line of said section North 00 degrees 39' 28" West 498.84 feet to the true point of beginning; thence North 89 degrees 54' 40" East 1336.12 feet; thence North 00 degrees 28' 30" West 665.48 feet; thence South 89 degrees 53' 45" East 1334.00 feet to the East line of said Section 7; thence along the East line South 00 degrees 39' 28" East 665.12 feet to the true point of beginning.

APN: R-3908-00700-00900-000

Situs Address: 3030 Round Lake Road, Klamath Falls, OR.

EXHIBIT "A"

**PARCEL 1**

A parcel of land located in the NE1/4 of Section 7, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the N1/4 corner of said Section 7; then South 00 degrees 17' 30" East 1331.69 feet thence South 89 degrees 53' 25" East 666.73 feet to the true point of beginning; thence continuing South 00 degrees 28' 30" East 1330.96 feet to the Southerly line on the NE1/4; thence along said Southerly line North 89 degrees 55' 26" West 668.86 feet; thence North 00 degrees 23' 00" West 1331.31 feet to the true point of beginning.

**PARCEL 2**

A parcel of land located in the NE1/4 of Section 7, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the East1/4 corner of said Section 7; thence along the East line of said section North 00 degrees 39' 28" West 498.84 feet to the true point of beginning; thence North 89 degrees 54' 40" East 1336.12 feet; thence North 00 degrees 28' 30" West 665.48 feet; thence South 89 degrees 53' 45" East 1334.00 feet to the East line of said Section 7; thence along the East line South 00 degrees 39' 28" East 665.12 feet to the true point of beginning.

APN: R-3908-00700-00900-000

Situs Address: 3030 Round Lake Road, Klamath Falls, OR.

Parcel 1:

A parcel of land located in the NE1/4 of Section 7, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Beginning at the N1/4 corner of said Section 7; thence South  $00^{\circ} 17' 30''$  East 1331.69 feet; thence South  $89^{\circ} 53' 25''$  East 666.73 feet to the true point of beginning; thence continuing South  $89^{\circ} 53' 25''$  East 666.74 feet; thence South  $00^{\circ} 28' 30''$  East 1330.96 feet to the Southerly line of the NE1/4; thence along said Southerly line North  $89^{\circ} 55' 26''$  West 668.86 feet; thence North  $00^{\circ} 23' 00''$  West 1331.31 feet to the true point of beginning.

Unofficial  
Copy