

2018-001075

Klamath County, Oregon



00216616201800010750030033

01/29/2018 01:50:07 PM

Fee: \$52.00

Returned at Counter

AFTER RECORDING RETURN TO:

Klamath Falls City Recorder  
 500 Klamath Ave  
 P.O. Box 237  
 Klamath Falls, OR 97601

**MEMORANDUM OF ANNEXATION AGREEMENT**

BE IT REMEMBERED, on the 7<sup>th</sup> day of <sup>November</sup>~~May~~, 2017, the City of Klamath Falls, an Oregon municipal corporation (CITY), and Glenridge Place, LLC, an Oregon limited liability company (OWNERS), entered into an irrevocable Annexation Agreement committing the real property, known as Lots 7, 8, 9, 10, 11, and 12, Block 6, KERNS TRACTS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, described and depicted on the attached Exhibit A, situated in Klamath County, Oregon, to possible future annexation to the City. Said Annexation Agreement is irrevocable, includes a request to rezone the property following annexation, and is binding upon OWNER and all successive owners of all or part of said Property.

IN WITNESS WHEREOF, the parties have hereunto set their hands this 7<sup>th</sup> day of <sup>November</sup>~~May~~, 2017.

**CITY OF KLAMATH FALLS**

City Manager

**GLENRIDGE PLACE, LLC, and Oregon limited liability company**

Name/Title:

Attest:

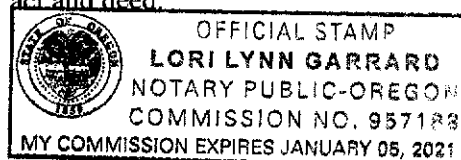
City Recorder

STATE OF OREGON )

)ss.

COUNTY OF KLAMATH )

On the 7<sup>th</sup> day of <sup>November</sup>~~May~~, 2017, personally appeared Nathan Cherpeski and Nickole Barrington, who, each being first duly sworn, did say that the former is the City Manager and the latter is the City Recorder of the City of Klamath Falls, an Oregon municipal corporation, and that the instrument was signed on behalf of said municipal corporation; and each of them acknowledged said instrument to be its voluntary act and deed.



BEFORE ME:

Notary Public for Oregon

My Commission Expires: 1/5/2021

STATE OF OREGON )

)ss.

COUNTY OF KLAMATH )

On the 7<sup>th</sup> day of <sup>November</sup>~~May~~, 2017, Mal Stewart personally appeared and they acknowledged that said instrument was signed and to be their voluntary act and deed.



BEFORE ME:

Notary Public for OregonMy Commission Expires: 1/5/2021



2016-012423

Klamath County, Oregon

11/21/2016 02:15:01 PM

Fee: \$47.00

THIS SPACE RESERVED

After recording return to:

Glenridge Place, LLC, an Oregon limited liability  
company

4069 Old Midland Rd.

Klamath Falls, OR 97603

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

Glenridge Place, LLC, an Oregon limited liability  
company

4069 Old Midland Rd.

Klamath Falls, OR 97603

File No. 140493AM

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### STATUTORY WARRANTY DEED

**Joe J. Bair, Jr.,**

Grantor(s), hereby convey and warrant to

**Glenridge Place, 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:

**Lots 7, 8, 9, 10, 11 and 12, Block 6, KERNS TRACTS, according to the official plat thereof on file in the  
office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$31,875.00.

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:

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 21st day of Nov., 2016.

X Joe J. Bair Jr.  
Joe J. Bair Jr.

State of OR } ss  
County of Klamath

On this 21st day of Nov., 2016, before me, Debbie Sinnock a Notary Public in and for said state, personally appeared Joe J. Bair, Jr., 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.

Debbie Sinnock  
Notary Public for the State of OR  
Residing at: Klamath Co.  
Commission Expires: 9-8-17

