

AFTER RECORDING RETURN TO:
Klamath Falls City Recorder
P.O. Box 237
Klamath Falls, OR 97601

2020-000264

Klamath County, Oregon



01/08/2020 10:05:35 AM

Fee: \$102.00

MEMORANDUM OF ANNEXATION AGREEMENT

BE IT REMEMBERED, on the 7th day of January, 20 20, the City of Klamath Falls, an Oregon municipal corporation (CITY), and George M. Redd and Kristi L. Redd (OWNERS), entered into an irrevocable Annexation Agreement committing the real property, legally described 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 7th day of January, 20 20.

CITY OF KLAMATH FALLS

City Manager

PROPERTY OWNER – George M. Redd

Attest:

City Recorder

PROPERTY OWNER – Kristi L. Redd

STATE OF OREGON)
)ss.
COUNTY OF KLAMATH)

On the 7th day of January, 20 20, 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: 9-9-23

STATE OF OREGON)
)ss.
County of Klamath)

On the 7th day of January, 20 20, (Property Owners) George M. Redd and Kristi L. Redd personally appeared to sign this instrument and they acknowledged said instrument was sign by their voluntary act and deed.

BEFORE ME:



Notary Public for Oregon
My Commission Expires: 9-9-23



THIS SPACE RESERVED FOR

2019-000367
Klamath County, Oregon
01/14/2019 09:28:01 AM
Fee: \$92.00

After recording return to:

George M. Redd and Kristi L. Redd

5710 N Hills Dr.

Klamath Falls, OR 97603

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

George M. Redd and Kristi L. Redd

5710 N Hills Dr.

Klamath Falls, OR 97603

File No. 273000AM

STATUTORY WARRANTY DEED

Thomas G. Greenleaf and Linda D. Greenleaf, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

George M. Redd and Kristi L. Redd, as Tenants by the Entirety,

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:

Parcel 3 of Land Partition 24-18 being a replat of Parcel 3 of Land Partition 40-16 as adjusted by property line adjustment 6-17, situated in the SW1/4 NE1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon recorded August 28, 2018 as 2018-010343

SEE EXHIBIT "A" ATTACHED FOR DEED RESTRICTION.

The true and actual consideration for this conveyance is \$56,500.00.

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:



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

George M. Redd and Kristi L. Redd

5710 N Hills Dr.

Klamath Falls, OR 97603

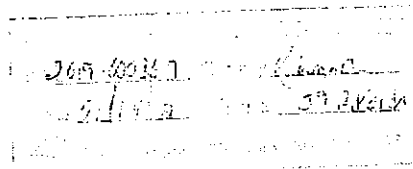
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BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 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 11 day of Jan., 2019.

Thomas G. Greenleaf
Thomas G. Greenleaf

Linda D. Greenleaf
Linda D. Greenleaf

State of OR } ss
County of CLATSOP }

On this 11th day of JAN, 2019, before me, DEBORAH ANNE SINMOCK a Notary Public in and for said state, personally appeared Thomas G. Greenleaf and Linda D. Greenleaf, 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.

Deborah Anne Sinmock
Notary Public for the State of OR
Residing at: KLAMATH CO.
Commission Expires: 8-30-21

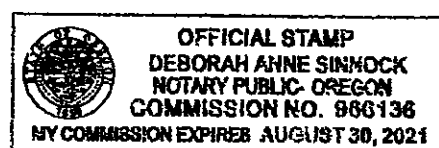


EXHIBIT "A"

Deed Restrictions for Parcel 3 LP 24-18, NNA Unity Street, Klamath Falls, Oregon 97603

1. Home construction must be on site stick construction of a minimum of 1700 square feet not including any attached garage. Manufactured homes will not be permitted.
2. Specific home site location is at the discretion of the owner with consideration of county codes and established easements.