



MTB749103AM

After recording return to:

Glenridge Place LLC

5761 Glenridge Way

Klamath Falls Or 97603

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

Same as above

File No. \_\_\_\_\_

THIS SPACE RESERVED FOR

**2020-006134**

Klamath County, Oregon

05/18/2020 12:55:32 PM

Fee: \$117.00

**2020-006243**

Klamath County, Oregon

05/19/2020 03:27:51 PM

Fee: \$97.00

\*Re Recorded at the request of AmeriTitle to remove Lots 1 thru 6, Block 6, Kerns Tracts which were erroneously included. Previously recorded in 2020-006134.

### STATUTORY WARRANTY DEED

**GLENRIDGE PLACE LLC, AN Oregon Limited Liability Company**

Grantor(s), hereby convey and warrant to SEE ATTACHED VESTING SHEET

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 Vesting Sheet for Vestings and Legals**

The true and actual consideration for this conveyance is SEGREGATION

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:

97447

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 15<sup>th</sup> day of May 2020

GLENRIDGE PLACE LLC

BY:

Matthew A. Stewart

Melvin Stewart  
Melvin Stewart  
member

By:

Matthew A. Stewart - Managing Member

State of Arizona } ss

County of Maricopa }

On this 15<sup>th</sup> day of May 2020, before me, Kenneth Chan a Notary Public in and for said state, personally appeared Matthew Alan Stewart as Managing Member of Glenridge Place LLC, 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.

Kenneth Chan

Notary Public for the State of Arizona

Residing at: State of Arizona

Commission Expires: 6-14-2022



State of Oregon } ss

County of Klamath }

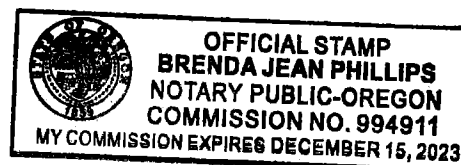
On this 18 day of May 2020, before me, Brenda Jean Phillips a Notary Public in and for said state, personally appeared Melvin Stewart Managing Member of Glenridge Place LLC, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that 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.

Brenda Jean Phillips

Notary Public for the State of Oregon

Residing at: State of Oregon

Commission Expires: 12-15-2023



ATTACHED VESTING SHEET FOR SEGREGATION

GLENRIDGE PLACE LLC

AS TO LOT 1, BLOCK 7 KERNS TRACTS, EXCEPTING THEREFROM THE WEST 15 FEET THEREOF

GLENRIDGE PLACE LLC

AS TO LOT 2, BLOCK 7 KERNS TRACTS, EXCEPTING THEREFROM THE WEST 15 FEET THEREOF

GLENRIDGE PLACE LLC

AS TO LOT 3, BLOCK 7 KERNS TRACTS, EXCEPTING THEREFROM THE WEST 15 FEET THEREOF

GLENRIDGE PLACE LLC

AS TO LOT 4, BLOCK 7 KERNS TRACTS, EXCEPTING THEREFROM THE WEST 15 FEET THEREOF

GLENRIDGE PLACE LLC

AS TO LOT 5, BLOCK 7 KERNS TRACTS, EXCEPTING THEREFROM THE WEST 15 FEET THEREOF

GLENRIDGE PLACE LLC

AS TO LOT 6, BLOCK 7 KERNS TRACTS, EXCEPTING THEREFROM THE WEST 15 FEET THEREOF

~~GLENRIDGE PLACE LLC~~

~~AS TO LOT 1, BLOCK 6 KERNS TRACTS~~

~~GLENRIDGE PLACE LLC~~

~~AS TO LOT 2, BLOCK 6 KERNS TRACTS~~

~~GLENRIDGE PLACE LLC~~

~~AS TO LOT 3, BLOCK 6 KERNS TRACTS~~

~~GLENRIDGE PLACE LLC~~

~~AS TO LOT 4, BLOCK 6 KERNS TRACTS~~

~~GLENRIDGE PLACE LLC~~

~~AS TO LOT 5, BLOCK 6 KERNS TRACTS~~

~~GLENRIDGE PLACE LLC~~

~~AS TO LOT 6, BLOCK 6 KERNS TRACTS~~

GLENRIDGE PLACE LLC

AS TO LOT 7, BLOCK 6 KERNS TRACTS

VESTING SHEET CONTINUED FOR SEGREGATION

GLENRIDGE PLACE LLC

AS TO LOT 8, BLOCK 6 KERNS TRACTS

GLENRIDGE PLACE LLC

AS TO LOT 9, BLOCK 6 KERNS TRACTS

GLENRIDGE PLACE LLC

AS TO LOT 10, BLOCK 6 KERNS TRACTS

GLENRIDGE PLACE LLC

AS TO LOT 11, BLOCK 6 KERNS TRACTS

GLENRIDGE PLACE LLC

AS TO LOT 12, BLOCK 6 KERNS TRACTS