



THIS SPACE RESERVED FOR

2020-012566

Klamath County, Oregon

09/30/2020 04:06:01 PM

Fee: \$97.00

After recording return to:

Meredith Enterprises, LLC, an Oregon Limited
Liability Company

PO Box 27

Oakridge, OR 97463

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

Meredith Enterprises, LLC, an Oregon Limited
Liability Company

PO Box 27

Oakridge, OR 97463

File No. 397140AM

STATUTORY WARRANTY DEED

Job's Western, Inc. an Oregon corporation,

Grantor(s), hereby convey and warrant to

Meredith Enterprises, 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:

See Attached Exhibit 'A'

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2808-020B0-03200

2808-020B0-03300

2808-020B0-03700

The true and actual consideration for this conveyance is \$30,000.00.

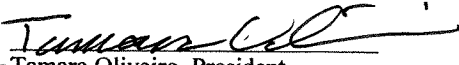
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and
those shown below, if any:

"2020-2021 Real Property Taxes, a lien not yet due and payable"

Return to: 

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 28 day of September, 2020.

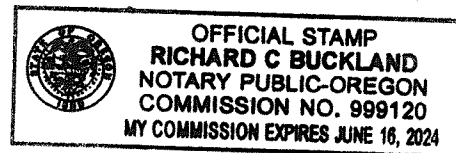

Tamara Oliveira, President
SIGNED IN COUNTERPART

Shirley Bewley, Secretary

State of Oregon } ss.
County of Jackson }

On this 28 day of September, 2020, before me, Richard C. Buckland a Notary Public in and for said state, personally appeared **Tamara Oliveira** known to me to be the President of the Jobs Western, Inc Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation name. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of Oregon
Residing at: Medford Oregon
Commission Expires: June 16, 24



State of _____ } ss.
County of _____ }

On this _____ day of September, 2020, before me, _____ a Notary Public in and for said state, personally appeared **Shirley Bewley** known to me to be the Secretary of the Jobs Western, Inc Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation name. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

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 25 day of September, 2020.

SIGNED IN COUNTERPART

Tamara Oliveira, President

Shirley Bewley
Shirley Bewley, Secretary

State of _____ } ss.
County of _____ }

On this _____ day of September, 2020, before me, _____ a Notary Public in and for said state, personally appeared **Tamara Oliveira** known to me to be the President of the Jobs Western, Inc Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation name. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

State of Idaho } ss.
County of Bannock }

On this 25 day of September, 2020, before me, Shirley Bewley a Notary Public in and for said state, personally appeared **Shirley Bewley** known to me to be the Secretary of the Jobs Western, Inc Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation name. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Ashlie Ray
Notary Public for the State of Idaho
Residing at: Pocatello
Commission Expires: 3/19/26

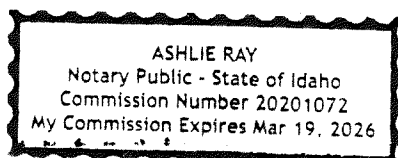


EXHIBIT 'A'

File No. 397140AM

PARCEL 1:

Beginning at a point on the Easterly right of way line of the Dalles-California Highway, which point is South along the Section line, 1667.8 feet and East 491.6 feet from the Section corner common to Section 17, 18, 19, and 20, Township 28 South, Range 8 East of the Willamette Meridian; thence North 16°53'30" East along the Easterly right of way line of said highway 100 feet; thence South 76°06'30" East 150 feet; thence South 16°53'30" West, parallel to said right of way line 100 feet, thence North 73°06'30" West 150 feet, more or less to the point of beginning, being a portion of the W1/2 NW1/4 of Section 20, Township 28 South, Range 8 East of the Willamette Meridian.

SAVE AND EXCEPTING that part conveyed to the State of Oregon by deed recorded June 25, 1954 in Deed Book 267 at page 484.

PARCEL 2:

A portion of the W1/2 of the NW1/4 of Section 20, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the Easterly right of way line of the Dalles-California Highway, which point bears South along the Section line 1667.8 feet and East 491.6 feet, from the section corner common to Sections 17, 18, 19 and 20, Township 28 South, Range 8 East of the Willamette Meridian; thence North 16°53'30" East parallel to the highway, 100 feet to the point of beginning; thence South 73°06'30" East a distance of 300 feet; thence North 16°53'30" East parallel to the highway 150 feet; thence North 73°06'30" West 150 feet; thence South 16°53'30" West 50 feet; thence North 73°06'30" West 150 feet; thence South 16°53'30" West along the Easterly right of way line 100 feet to the point of beginning.

EXCEPT THEREFROM that portion of said premises conveyed to State of Oregon by and through its State Highway Commission, by deed dated June 21, 1954 and recorded June 25, 1954 in Book 267 at page 484 of Deed Records of Klamath County, Oregon.