

2020-013929

Klamath County, Oregon

10/28/2020 10:09:01 AM

Fee: \$92.00

After Recording Return To:

Lebanaire Partnership

Attn.: William S. Smith

P.O. Box 1688

Colfax, CA 95713

Until a Change is Requested

Send Tax Statements To:

Lebanaire Partnership

Attn.: William S. Smith

P.O. Box 1688

Colfax, CA 95713

CORRECTIVE STATUTORY BARGAIN AND SALE DEED

Lebanaire, LLC, P.O. Box 1688, Colfax, CA 95713, Grantor, conveys to Lebanaire Partnership, A California Partnership, P.O. Box 1688, Colfax, CA 95713 Grantee, all of its right, title and interest in and to the following described real property:

More fully described in Exhibit "A" attached hereto and by this reference made a part hereof.

The true and actual consideration for this conveyance is \$ 0.

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, AND 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 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, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

NOTE TO CLERK: THIS DEED IS BEING RECORDED TO CORRECT THE LEGAL DESCRIPTION SET FORTH IN THAT CERTAIN STATUTORY BARGAIN AND SALE DEED RECORDED AT INSTRUMENT NO. 2012-014390.

DATED this 29th day of ~~October~~^{Sept.}, 2020.

LEBANAIRE, LLC

BY: William S. Smith
William S. Smith, Manager

ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

COUNTY OF Placer) SS:

On this 29th day of ~~October~~^{Sept.}, 2020, before me Barbara A. Kelly, Notary Public, personally appeared William S. Smith, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the forgoing paragraph is true and correct.

WITNESS my hand and official seal.

Barbara A. Kelly
Signature of Notary Public

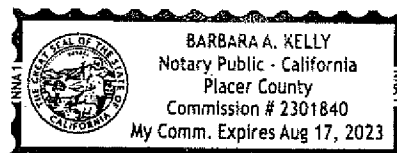


EXHIBIT "A"

Legal Description

The Land referred to herein below is situated in the County of Klamath, State of Oregon, and is described as follows:

PARCEL 1:

ALL OF BLOCK 6, FAIRFIELD ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

ALSO THAT PORTION OF VACATED ALLEY WHICH INURED THERETO.

PARCEL 2:

LOT 1, BLOCK 7, FAIRFIELD ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

PARCEL 3:

LOT 2, BLOCK 7, FAIRFIELD ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

PARCEL 4:

LOT 3, BLOCK 7, FAIRFIELD ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

PARCEL 5:

LOTS 4 AND 5, BLOCK 7, FAIRFIELD ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

PARCEL 6:

LOTS 6, 7, 8 AND 9, INCLUSIVE, BLOCK 7, FAIRFIELD ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.