



THIS SPACE RESERVED FOR

2022-000194  
Klamath County, Oregon  
01/06/2022 11:56:01 AM  
Fee: \$87.00

After recording return to:

Terry A. Withrow

PO Box 1134

Chiloquin, OR 97624

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

Terry A. Withrow

PO Box 1134

Chiloquin, OR 97624

File No. 511256AM

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### STATUTORY WARRANTY DEED

**Juneva Place LLC, an inactive Oregon limited liability company,**

Grantor(s), hereby convey and warrant to

**Terry A. Withrow,**

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:

**Lot 10 in Block 4 of Tract 1065 - Irish Bend, according to the official plat thereof on file in the office of the  
County Clerk of Klamath County, Oregon. Together with an undivided 1/90th interest in and to Lot 12,  
Block 4 of said Irish Bend.**

The true and actual consideration for this conveyance is \$17,500.00.

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:

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 4<sup>th</sup> day of January, 2022

Juneva Place LLC

By: [Signature]  
Barbara Smith, Operating Manager April Oneill (member)

State of Oregon } ss.  
County of Marion }

On this 4<sup>th</sup> day of January, 2022, before me, James Ted Morrison, a Notary Public in and for said state, personally appeared Barbara Smith known or identified to me to be the partner(s) of the Juneva Place LLC, an inactive Oregon limited liability company Partnership that executed the foregoing instrument, and acknowledged to me that he/she/they executed the same in said Partnership name. April Oneill (member) JM

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]  
Notary Public for the State of Oregon  
Residing at: Salem Oregon  
Commission Expires: 4/27/2024

