



After recording return to:  
Charles E. Defoe, Jr. and Judith A.  
McGee-Defoe  
c/o McGee Financial Strategies, Inc,  
12455 SW 68th Ave, Attn: Danita  
Portland, OR 97223  
Until a change is requested all tax statements  
shall be sent to the following address:  
Charles E. Defoe, Jr. and Judith A.  
McGee-Defoe  
c/o McGee Financial Strategies, Inc,  
12455 SW 68th Ave, Attn: Danita  
Portland, OR 97223  
File No.: 7073-618006 (mah)  
Date: August 30, 2005

**M05-63681**

Klamath County, Oregon

09/07/2005 11:20:32 AM

Pages 5 Fee: \$41.00

## **STATUTORY WARRANTY DEED**

**Michael Wirtz and Sandra Sheffeld and Oregon Department of State Lands, each as to an undivided 1/3 interest, Grantor, conveys and warrants to Charles E. Defoe, Jr. and Judith A. McGee-Defoe as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**This property is free from liens and encumbrances, EXCEPT:**

1. The **2005-2006** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is **\$85,000.00**. (Here comply with requirements of ORS 93.030)

41F

APN: 153531

Statutory Warranty Deed  
- continued

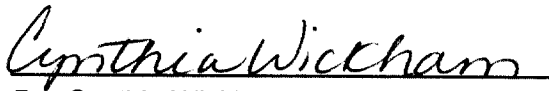
File No.: 7073-618006 (mah)  
Date: 08/30/2005

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Michael Wirtz

\_\_\_\_\_  
Sandra Sheffield

Oregon Department of State Lands

  
By: Cynthia Wickham, Trust Property  
Manager

STATE OF Idaho )  
 )ss.  
County of )

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by **Michael Wirtz**.

\_\_\_\_\_  
Notary Public for Idaho  
My commission expires:

Dated this 31 day of August, 20 05.

Michael Wirtz  
Michael Wirtz

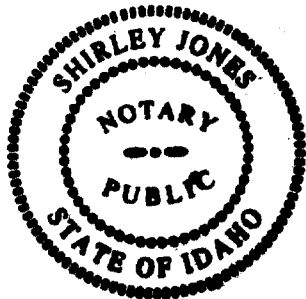
Sandra Sheffield  
Sandra Sheffield

Oregon Department of State Lands

By: \_\_\_\_\_  
Authorized Signer

STATE OF Idaho )  
County of Ada )ss.  
)

This instrument was acknowledged before me on this 31<sup>st</sup> day of August, 20 05  
by **Michael Wirtz**.



Shirley Jones

Notary Public for Idaho  
My commission expires: 3-25-10

**EXHIBIT A**

**LEGAL DESCRIPTION:**

Lots 1, 14, 15, 16, 17, 18, 19 and 20 in Block 42, CRESCENT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with a portion of vacated alley which inurred thereto.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon for Highway purposes by deed recorded July 2, 1943 in Book 156 Page 382, and by deed recorded September 18, 1943 in Book 158 Page 405, deed records of Klamath County, Oregon, being the Northwesterly 20 feet strip bordering the Dalles-California Highway.

STATE OF West Virginia )  
 )ss.  
County of Wayne )

This instrument was acknowledged before me on this 1<sup>st</sup> day of September, 2005  
by **Sandra Sheffeld**.



*Michael D. Stephens Jr.*

Notary Public for West Virginia  
My commission expires:

STATE OF Oregon )  
 )ss.  
County of Marion )

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by \_\_\_\_\_ as of Oregon Department of State Lands, on behalf of the .

\_\_\_\_\_  
Notary Public for Oregon  
My commission expires:

APN: 153531

Statutory Warranty Deed  
- continued

File No.: 7073-618006 (mah)  
Date: 08/30/2005

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STATE OF West Virginia )  
 )ss.  
County of )

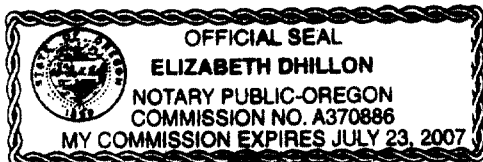
This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by **Sandra Sheffeld**.

\_\_\_\_\_  
Notary Public for West Virginia  
My commission expires:

STATE OF Oregon )  
 )ss.  
County of Marion )

This instrument was acknowledged before me on this 10<sup>th</sup> day of September, 2005  
by ~~as of Oregon Department of State Lands~~, on behalf of the Department of State Lands  
CYNTHIA WICKHAM

Elizabeth Dhillon



Notary Public for Oregon  
My commission expires: 7/23/07