

2013-001235

Klamath County, Oregon



00130798201300012350030031

02/04/2013 09:44:23 AM

Fee: \$47.00

**Grantor's Name and Address:**

Charles E. Defoe, Jr.,  
12455 SW 68<sup>th</sup> Avenue  
Portland, Oregon 97223

**Grantee's Name and Address:**

McGee Defoe Commercial, LLC,  
an Oregon limited liability company  
Charles E. Defoe, Jr. and Judith A. McGee Defoe, Managers  
12455 SW 68<sup>th</sup> Avenue  
Portland, Oregon 97223

**Until a Change is Requested**

**Send all Tax Statements to:**

Judith A. McGee Defoe  
12455 SW 68<sup>th</sup> Avenue  
Portland, Oregon 97223

**After Recording Return to:**

Erin M. Evers, Attorney  
PO Box 4054  
Hillsboro, OR 97123

**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, that Charles E. Defoe, Jr., hereinafter called grantors, for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto McGee Defoe Commercial, LLC, an Oregon limited liability Company, hereinafter called grantee, and unto said grantees' heirs, successors and assigns, all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

See attached Schedule A


To have and to hold the same unto the same grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars is: \$ None; this deed is to transfer property from the grantor as an individual to his jointly owned limited liability company, and no monetary consideration is involved.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

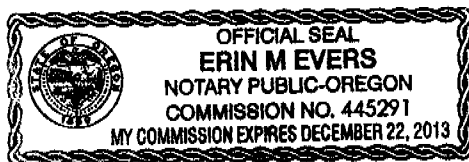
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE

IN WITNESS WHEREOF, Grantors have executed this instrument November 14, 2012.

  
Charles E. Defoe, Jr.

STATE OF OREGON )  
 ) ss.  
COUNTY OF WASHINGTON )

On Nov 14, 2012, Charles E. Defoe, Jr., personally appeared and acknowledged the foregoing instrument to be their voluntary act and deed.



Notary Public for Oregon  
My Commission Expires: 12/22/2013

## SCHEDULE A

### PARCEL 1:

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 inured 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 Northwestern 20 feet strip bordering the Dalles-California Highway.

Property Identification No.: R153531, R153559 and R153540

Commonly known as "Mick's Hardware, except Lot 14"

### PARCEL 2:

A tract of land located in the SW 1/4 of the SW 1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at a point on the Westerly right of way line of the Dalles-California Highway, from which the Southwest one-sixteenth corner of said Section 30 bears N 10° 21'22" E 661.61 feet; thence Southwesterly along said right of way line 590 feet, more or less, to the point of beginning of this tract; thence N 64°09'25" W 360.73 feet, more or less, to a point on the Easterly right of way line of the Klamath Northern Railway; thence Southwesterly along said right of way to the South line of Section 30; thence Easterly along said Section line to the Southwest corner of that certain parcel described in Volume 267, Page 318 and Volume 354, Page 522, Klamath County Deed Records; thence Northeasterly 50 feet to its Northwest corner of said deed volume.

Property Identification No.: R154326, and R881844

Commonly known as "Repo Lots" 136116 Hwy 97 N