2013-001238 Klamath County, Oregon

00130801201300012380020023

02/04/2013 09:45:45 AM Fee: \$42.00

Grantor's Name and Address:

Charles E. Defoc, Jr. and Judith A. McGee, as tenants by the entirety 12455 SW 68th Avenue Portland, Oregon 97223

Grantee's Name and Address:

McGee Defoe Residential, LLC Judith A. McGee Defoe and Charles E. Defoe, Managers 12455 SW 68th Avenue Portland, Oregon 97223

<u>Until a Change is Requested</u> Send all Tax Statements to:

Judith A. McGee Defoe 12455 SW 68th 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. and Judith A. McGee, as tenants by the entirety, hereinafter called grantors, for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto McGee Defoe Residential, LLC, an Oregon limited liability company, hereinafter called grantees, 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:

Legal Description:

Lot 1, Block 1, BREWERS RANCHOS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Commonly known as 19111 Fred Lane, Crescent Lake, Oregon

Property ID: R146648

Map Tax Lot: 2407-007C0-02200

The true and actual consideration paid for this transfer, stated in terms of dollars is: \$ None; this deed is to transfer property from the grantors as individuals to their wholly owned limited liability company, and no monetary consideration is involved.

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

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 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.

IN WITNESS WHEREOF, Granto	rs have exec	uted this instrument <u>hw</u> , 2012.
Judith A. McGee	}	Charles E. Defoe, Jr.
STATE OF OREGON)	
) ss.	
COUNTY OF WASHINGTON)	

On La, 2012, Judith A. McGee and 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