

2015-002934**Klamath County, Oregon****04/01/2015 11:40:40 AM****Fee: \$52.00****Grantor**

Georgia Lee Bonner Revocable Living Trust dated
5/7/2014
Georgia Lee Bonner
PO Box 246
Crescent, OR 97733

Grantee

Charles E. Defoe Jr.
Judith A. McGee Defoe
7330 SW Montgomery Way
Wilsonville, OR 97070

After recording return to

Charles E. Defoe Jr.
Judith A. McGee Defoe
7330 SW Montgomery Way
Wilsonville, OR 97070

Until requested, all tax statements shall be sent to

Charles E. Defoe Jr.
Judith A. McGee Defoe
7330 SW Montgomery Way
Wilsonville, OR 97070
Tax Acct No(s): **R153194, R153201, R153210**

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Georgia Lee Bonner, Trustee of the Georgia Lee Bonner Revocable Living Trust dated 5/7/2014,
Grantor(s) convey and warrant to

Charles E. Defoe Jr. and Judith A. McGee Defoe, as tenants by the entirety

Grantee(s), the following described real property free of encumbrances except as specifically set forth herein:

See Exhibit "A"

This property is free of encumbrances, EXCEPT: Covenants, Conditions, Restrictions and Easements of record as of the date of this Deed, if any, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$160,000.00** (Here comply with requirements of ORS 93.030.)

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.

Executed this 30 day of March, 2015.

Georgia Lee Bonner Revocable Living Trust dated 5/7/2014

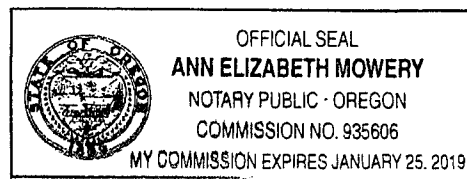
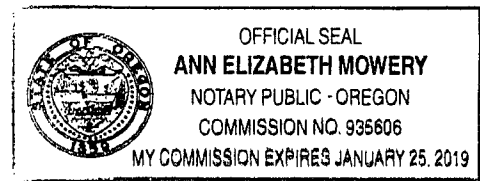
Georgia Lee Bonner Trustee

By: Georgia Lee Bonner
Its Trustee

State of OREGON, County of DESCHUTES

This instrument was acknowledged before me on this 30 day of March, 2015 by Georgia Lee Bonner, as Trustee of Georgia Lee Bonner Revocable Living Trust dated 5/7/2014, a Trust, on behalf of the Trust.

Ann Elizabeth Mowery
Notary Public for OREGON
My commission expires: 1/25/19



File No.: 39549AM
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EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

Lot 1 in Block 20 CRESCENT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with that portion of vacated Main Street and vacated alley which inurred thereto.

PARCEL 2

Lot 2 in Block 20 CRESCENT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with that portion of vacated Main Street and vacated alley which inurred thereto.

PARCEL 3

Lots 3 thru 6 inclusive in Block 20 CRESCENT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with that portion of vacated Main Street and vacated alley which inurred thereto.