

File No. 16008271



00198768201700012680030031

02/07/2017 10:48:22 AM

Fee: \$52.00

Grantor
Roy R. McCaul Ella P. McCaul 4471 Spring Meadows Avenue Eugene, OR 97404
Grantee
McGee Defoe Commercial, LLC Attn: Charles E. Defoe Jr. Judith McGee Defoe 12455 SW 68th Avenue Portland, OR 97223
After recording return to
McGee Defoe Commercial, LLC Attn: Charles E. Defoe Jr. Judith McGee Defoe 12455 SW 68th Avenue Portland, OR 97223
Until requested, all tax statements shall be sent to
McGee Defoe Commercial, LLC Attn: Charles E. Defoe Jr. Judith McGee Defoe 12455 SW 68th Avenue Portland, OR 97223 Tax Acct No(s): R154601

Reserved for Recorder's Use

STATUTORY SPECIAL WARRANTY DEED

Roy R. McCaul and Ella P. McCaul, Grantor, conveys and specially warrants to **McGee Defoe Commercial, LLC**, as to a **50% interest** and **D. Linette Dobbins**, as to a **50% interest**, **Grantee**, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

See Exhibit "A" Attached hereto
Tax Account #R154601

This deed is given in partial fulfillment of that certain Real Estate Contract dated May 16, 2016 between the above referenced Grantor and Grantees.

This property is free of encumbrances created or suffered by the Grantor, EXCEPT: NONE

The true consideration for this conveyance is \$10,000.00 . (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 17 day of June, 2016.

Roy R. McCaul
Roy R. McCaul

Ella P. McCaul
Ella P. McCaul

Executed this ____ day of June, 2016.

Executed this ____ day of June, 2016.

State of Oregon, County of Clackamas, ss.

This instrument was acknowledged before me on this 17 day of June, 2016 by Roy R. McCaul and Ella P. McCaul.

Mary Ann Hughes
Notary Public for _____
My commission expires: 2/8/20



Notary Public for _____
My commission expires: _____

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 3:

Beginning at the intersection of the Southeasterly side line of Main Street, 80.00 feet wide with the Southwesterly side line of Ward Street, 60.00 feet wide according to the recorded plat of Town of Crescent; thence along the Southeasterly side line of said Main Street, South 39° 40' West, 328.95 feet to the most Northerly corner of that certain parcel of land conveyed to the United States of America by Glen and Shirley Bilderback, husband and wife, per Warranty Deed recorded in Volume 305, page 279 of Deed Records of said Klamath County; thence along the Northeasterly line of said parcel, South 50° 20' East 99.60 feet; thence along the Southeasterly line of said parcel South 42° 23' 37" West, 147.27 feet to the Southerly corner thereof; said corner also being the Northeasterly corner of that certain parcel conveyed the United States of America by Ester K. Guddat, a widow, by individual Warranty Deed recorded in Volume 317, page 397 of Deed records; thence along the Northeasterly line of said parcel, South 50° 20' East, 207.40 feet to the most Easterly corner thereof; thence along the Southeasterly line of said parcel South 39° 40' West, 133.78 feet to the true point of beginning for this description; thence South 50° 20' East, 150.00 feet; thence North 39° 40' East, 133.78 feet; thence North 50° 20' West, 150.00 feet; thence South 39° 40' West, 133.78 feet to the true point of beginning.