

File No. 16008271



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01/26/2018 10:21:02 AM

Fee: \$52.00

Grantor
Calvin C. Bonner 19124 E. 2nd Ave. Spokane Valley, WA 99016
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): R152621

Reserved for Recorder's Use

STATUTORY SPECIAL WARRANTY DEED

Calvin C. Bonner, 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 herein
Tax Account #R152621

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

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

The true consideration for this conveyance is \$15,000.00 . (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.

Calvin C. Bonner
Calvin C. Bonner

State of Oregon, County of Clackamas, ss.

This instrument was acknowledged before me on this 17th day of June, 2016 by Calvin C. Bonner

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



EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Lots 7, 8, 9, 10 and 11 in Block 1 of 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 streets and alleys which inured thereto by Order of Vacation recorded August 30, 1957 in Volume 294, page 158, Deed Records of Klamath County, Oregon.

EXCEPTING THEREFROM that portion of the Westerly side of said lots which were deeded to the State of Oregon by and through its State Highway Commission by Deed recorded April 30, 1943 in Book 155, page 31, Deed records of Klamath County, Oregon.