

File No. 16008271



00251504201900144300040043

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Fee: \$97.00

<b>Grantor</b>
Roy R. McCaul Ella P. McCaul 4471 Spring Meadows Avenue Eugene, OR 97404 Calvin C. Bonner Brenda M. Bonner 19124 E. 2nd Ave. Spokane Valley, WA 99016
<b>Grantee</b>
McGee Defoe Commercial, LLC Attn: Charles E. Defoe Jr. Judith McGee Defoe 12455 SW 68th Avenue Portland, OR 97223
<b>After recording return to</b>
McGee Defoe Commercial, LLC Attn: Charles E. Defoe Jr. Judith McGee Defoe 12455 SW 68th Avenue Portland, OR 97223
<b>Until requested, all tax statements shall be sent to</b>
McGee Defoe Commercial, LLC Attn: Charles E. Defoe Jr. Judith McGee Defoe 12455 SW 68th Avenue Portland, OR 97223 Tax Acct No(s): <b>R154629; R154790; R154585</b>

Reserved for Recorder's Use

### STATUTORY SPECIAL WARRANTY DEED

Roy R. McCaul and Ella P. McCaul, as to an undivided one-half interest and Calvin C. Bonner and Brenda M. Bonner, as to an undivided one-half interest, 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  
Tax Account #R154629, #R154790, #R154585

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

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

The true consideration for this conveyance is \$75,000.00. (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 17 day of June, 2016.

Calvin C. Bonner  
Calvin C. Bonner

Brenda M. Bonner  
Brenda M. Bonner

Executed this \_\_\_\_\_ day of June, 2016.

State of Oregon, County of Clackamas ) ss.

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

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



State of Oregon, County of Clackamas ) ss.

This instrument was acknowledged before me on this 17<sup>th</sup> day of June, 2016 by Calvin C. Bonner and Brenda M. Bonner.

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



State of \_\_\_\_\_, County of \_\_\_\_\_ ) ss.

Notary Public for \_\_\_\_\_  
My commission expires: \_\_\_\_\_

## EXHIBIT "A"

109605AM

### PARCEL 2:

A parcel of land situate in the SE1/4SW1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point, being the South quarter of said Section 30, a 2 1/2" brasscapped steel pipe; thence along the South line of Section 30, North 89° 04' 28" West 930.70 feet to a point, a #5 steel rod; thence along a line parallel with US Highway 97, North 25° 15' East 104.5 feet to a point, a #5 steel rod; thence along a line parallel with the South line of Section 30, North 89° 04' 28" West 128.7 feet to a point, a #5 steel rod; thence along a line parallel with Main Street projected, North 39° 03' 24" East 168.8 feet to a point, a #8 steel rod; thence along a line at right angle to Main Street projected, North 50° 56' 36" West 37.0 feet to a point, a 1 1/4" axle; thence along a line parallel with Main Street projected, North 39° 03' 24" East 299.63 feet to a point, a 1 1/2" pipe; thence along a line at right angle to Main Street projected, South 50° 56' 36" East 302.2 feet to a point, a #5 steel rod; thence along a line parallel with Main Street projected, North 39° 03' 24" East 545.01 feet to a point, a #5 plastic-capped steel rod; thence along a line at right angle to Main Street projected, South 50° 56' 36" East 219.85 feet to a point along the Center quarter line of Section 30, a #5 plastic-capped steel rod; thence along the Center quarter section line, South 00° 03' 19" East 593.11 feet to the point of beginning.

A parcel of land situate in the SE1/4 SW1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and more particularly described as follows:

Beginning at a point, a #5 plastic-capped steel rod, from which the South quarter corner of said Section 30 bears South 13° 10' 35" East 751.42 feet; thence along a line parallel with Main Street projected, South 39° 03' 24" West 345.01 feet to a point, a #5 steel rod; thence along a line at right angle to Main Street projected, North 50° 56' 36" West 202.2 feet to a point, a #5 steel rod; thence along a line parallel with Main Street projected, North 39° 03' 24" East 345.2 feet to a point, a #5 plastic-capped steel rod; thence along a line at right angle to Main Street projected, South 50° 56' 36" East 202.2 feet to the point of beginning.

A parcel of land situate in the SE1/4SW1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point, a #4 steel rod, from which the South quarter corner of said Section 30 bears South 19° 17' 05" East 876.81 feet; thence along a line at right angle to Main Street projected, North 50° 56' 36" West 49.87 feet to a point, a #5 plastic-capped steel rod; thence along a line parallel with Main Street projected, South 39° 03' 24" West 77.64 feet to a point, a #5 steel rod; thence along a line at right angle to Main Street projected, North 50° 56' 36" West 357.4 feet to a point, a 3/4" pipe; thence North 41° 47' 01" East 146.67 feet to a point, a 3/4" pipe; thence along a line at right angle to Main Street projected, North 50° 56' 36" West 99.92 feet to a point, a #5 plastic-capped steel rod; thence along the Southeast line of Main Street projected, North 39° 03' 24" East 51.06 feet to a point, a #5 plastic-capped steel rod; thence along a line at right angle to Main Street projected, South 50° 56' 36" East 120.0 feet to a point, a #4 steel rod; thence along a line parallel with Main Street projected, South 39° 03' 24" West 50.0 feet to a point, a #4 steel rod; thence along a line at right angle to Main Street projected, South 50° 56' 36" East 100.0 feet to a point, a 5/8" bolt; thence along a line parallel with Main Street projected, North 39° 03' 24" East 5.0 feet to a point, a #5 plastic-capped steel rod; thence along a line at right angle to Main Street projected, South 50° 56' 36" East 279.75 feet to a point, a #4 steel rod; thence along a line parallel with Main Street projected, South 39° 03' 24" West 75.26 feet to the point of beginning.

LESS AND EXCEPT the following parcel; That portion of the SE1/4 of the SW1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon described as follows:

Beginning at a point, which is 3/4 iron pin and is South 39° 40' West 215 feet and South 50° 20' East 220 feet from the intersection of the South line of Crescent, Oregon and the Easterly line of Main Street of Crescent, Oregon thence South 50° 20' East 279 feet, thence South 39° 40' West 75 feet, thence North 50° 20' West 279 feet, thence North 39° 40' East 75 feet more or less to the point of beginning.