

2021-018943

Klamath County, Oregon



00292884202100189430020027

12/22/2021 02:50:36 PM

Fee: \$87.00

After Recording, Return To:

Kenneth S. Dugan
Dianne E. Spires
224 Mountain View Blvd
Klamath Falls, OR 97601

Mail Tax Statements To:

Kenneth S. Dugan
Dianne E. Spires
224 Mountain View Blvd
Klamath Falls, OR 97601

STATUTORY WARRANTY DEED

GEORGE DUGAN CHEVROLET CO, A DISSOLVED OREGON CORPORATION WHO ACQUIRED TITLE AS DUGAN CHEVROLET COMPANY, an Oregon Corporation, by: Twenty-five percent shareholder, KENNETH S. DUGAN, and by Seventy-five percent (75%) shareholder, KENNETH SCOTT DUGAN AND DIANNE ELIZABETH SPIRES in their capacity as Successor Co-Trustees of the Restated Marjorie H. Dugan Trust dated 9-16-1997, GRANTORS, hereby convey and warrant Twenty-five percent interest to KENNETH SCOTT DUGAN and Seventy-five percent (75%) interest to KENNETH SCOTT DUGAN and DIANNE ELIZABETH SPIRES, as Successor Co-Trustees of the Restated Marjorie Helen Dugan Trust dated 9-16-1977, the GRANTEE, and to Grantee's heirs, successors and assigns, all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining to the following described real property here in Klamath County, Oregon, to-wit:

All that Easterly 75.75 feet portion of Lot 6, Block 3, WILLIAMS ADDITION to the City of Klamath Falls, Oregon, as shown by the duly recorded plat of said addition on file and of record in the office of the County Clerk of Klamath County, Oregon, and more particularly described as follows.

Beginning at the Northeast corner of said Lot 6 and of said Block 3; thence Southerly and parallel with Mortimer Avenue a distance of 39.9 feet; thence running in a Westerly direction a distance of 75.75 feet; thence Northerly and parallel with Eldorado Street, a distance of 39.9 feet; thence Easterly a distance of 75.75 feet to the point of beginning, reserving from the above Tract the Northerly 7.9 feet as an entrance to the portion of the garage which lies on the Westerly 64.25 feet of said Lot 6, Block 3, of said Williams Addition to the City of Klamath Falls, Oregon.

More commonly known as 208 Mortimer Street, Klamath Falls, OR
Map: 3809-028CD-11100/Acct: 374204

And will warrant and defend the same against all persons who may lawfully claim the same,

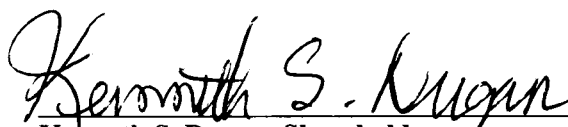
To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever.

The true consideration for this conveyance is \$0 ("None").

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

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.

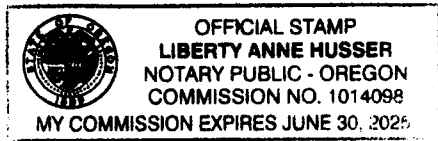
Dated this 10 day of December, 2021.


Kenneth S. Dugan, Shareholder
DUGAN CHEVROLET, A DISSOLVED
OREGON CORPORATION

Oaks Law Office PC
Returned at Counter

STATE OF OREGON)
) ss.
COUNTY OF Klamath)

Personally appeared the above named Kenneth S. Dugan, as a 25% shareholder of George Dugan Chevrolet Co. AKA Dugan Chevrolet Co, a dissolved Oregon Corporation and acknowledged the foregoing instrument to be his voluntary act and deed in his capacity as 25% shareholder, this 10 day of December, 2021

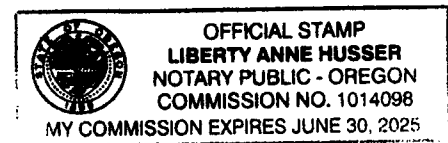


Liberty Husser
NOTARY PUBLIC
My Commission expires: June 30, 2025

Kenneth Scott Dugan
KENNETH SCOTT DUGAN, as Successor Co-Trustee for the Restated Marjorie H. Dugan Trust dated 9-16-1997, a 75% Shareholder of George Dugan Chevrolet Co., a dissolved Oregon Corporation, who acquired title as Dugan Chevrolet Company, an Oregon Corporation

STATE OF OREGON)
) ss.
COUNTY OF Klamath)

Personally appeared the above named Kenneth Scott Dugan, Successor Co-Trustee of the Restated Marjorie H. Dugan Trust dated 9-16-1997, as 75% shareholder of George Dugan Chevrolet Co. AKA Dugan Chevrolet Co, a dissolved Oregon Corporation and acknowledged the foregoing instrument to be his voluntary act and deed in his capacity as Successor Co-Trustee for the sole shareholder, the Restated Marjorie H. Dugan Trust dated 9-16-1997, this 10 day of December, 2021

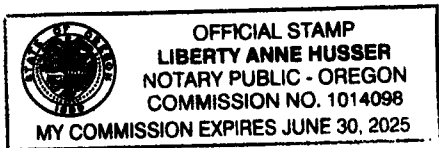


Liberty Husser
NOTARY PUBLIC
My Commission expires: June 30, 2025

Dianne Elizabeth Spires
DIANNE ELIZABETH SPIRES, as Successor Co-Trustee for the Restated Marjorie H. Dugan Trust dated 9-16-1997, a 75% Shareholder of George Dugan Chevrolet Co., a dissolved Oregon Corporation, who acquired title as Dugan Chevrolet Company, an Oregon Corporation

STATE OF OREGON)
)ss
COUNTY OF Klamath)

Personally appeared the above named Dianne Elizabeth Spires, Successor Co-Trustee of the Restated Marjorie H. Dugan Trust dated 9-16-1997, as 75% shareholder of George Dugan Chevrolet Co. AKA Dugan Chevrolet Co, a dissolved Oregon Corporation and acknowledged the foregoing instrument to be her voluntary act and deed in her capacity as Successor Co-Trustee for the 75% shareholder, the Restated Marjorie H. Dugan Trust dated 9-16-1997, this 16 day of December, 2021



Liberty Husser
NOTARY PUBLIC
My Commission expires: June 30, 2025