

Dakes Law Office PC

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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

2021-018945

Klamath County, Oregon



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12/22/2021 02:51:54 PM

Fee: \$87.00

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 Scott 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 anywise appertaining to the following described real property here in Klamath County, Oregon, to-wit:

The West ½ of Lot 3 in Block 3 of WILLIAMS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

More commonly known as 227 N. Eldorado Ave, Klamath Falls, OR
Map: 3809-028CD-10400/Acct: 374179

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.

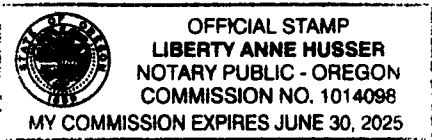
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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, Sole Shareholder
DUGAN CHEVROLET COMPANY, A
DISSOLVED OREGON CORPORATION

STATE OF OREGON)
) ss.
COUNTY OF Klamath)

Personally appeared the above named Kenneth S. Dugan, as 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 shareholder, this 10 day of December, 2021

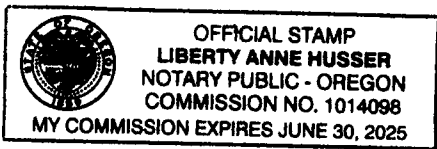


Liberty Husser
NOTARY PUBLIC
My Commission expires: June 30, 2025

Kenneth Scott Dugan -
KENNETH SCOTT DUGAN, as Successor Co-Trustee for the Restated Marjorie H. Dugan Trust dated 9-16-1997, 25% 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

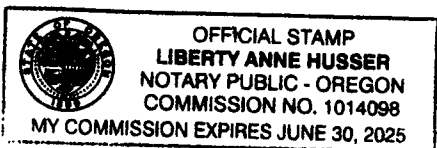


Liberty Husser
NOTARY PUBLIC
My Commission expires: June 30, 2025

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

STATE OF OREGON)
COUNTY OF Klamath)ss

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 10 day of December, 2021



Liberty Husser
NOTARY PUBLIC
Expires: June 30, 2025

My Commission expires