



**2022-008793**

**Klamath County, Oregon**

07/19/2022 01:35:01 PM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Michael Cornelius and Laurel Cornelius

PO Box 1349

La Pine, OR 97739

Until a change is requested all tax statements shall be sent to the following address:

Michael Cornelius and Laurel Cornelius

PO Box 1349

La Pine, OR 97739

File No. 549786AM

---

### STATUTORY WARRANTY DEED

**McGee Defoe Commercial, LLC, an Oregon Limited Liability Company,**

Grantor(s), hereby convey and warrant to

**Michael Cornelius and Laurel Cornelius, as Tenants by the Entirety,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

**Exhibit A**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**2409-030AC-02100**

**2409-030AC-02300**

**2409-030AC-02200**

The true and actual consideration for this conveyance is \$298,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

***2022-2023 Real Property Taxes, a lien not yet due and payable***



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 12th day of July, 2022

McGee Defoe Commercial, LLC, an Oregon Limited Liability Company

Charles E. Defoe  
By: Charles "Chuck" E. Defoe, Member

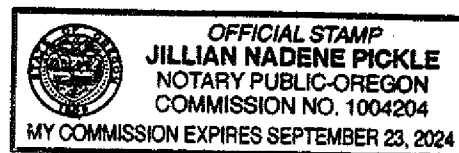
Judith A. McGee Defoe  
By: Judith A. McGee Defoe, Member

State of Oregon} ss  
County of Deschutes}

On this 12th day of July, 2022, before me, Jillian Nadene Pickle a Notary Public in and for said state, personally appeared Charles "Chuck" E. Defoe and Judith A. McGee Defoe known or identified to me to be the Managing Member in the Limited Liability Company known as McGee Defoe Commercial, LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Jillian Nadene Pickle  
Notary Public for the State of Oregon  
Residing at: La Pine Oregon  
Commission Expires: Sept. 23 24



## EXHIBIT "A"

549786AM

### PARCEL 1:

Beginning at the corner common to Sections 19, 20, 29, and 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence South 87°41' 1/2' West 1722.76 feet to a point on the Westerly right of way line of the Dalles-California Highway; thence South 15°34' West 450 feet along said Westerly right of way line; thence North 74°26' West 80 feet; thence South 15°34' West 1121.26 feet to the true point of beginning; thence South 74°26' East 80 feet; thence North 15°34' East 100 feet; thence North 74°26' West 80 feet; thence South 15°34' West 100 feet to the point of beginning.

### PARCEL 2:

A parcel of land lying in the SW1/4 NE1/4 of Section 30 Township 24 South Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being a portion of the following described property:

That tract of land which was conveyed in Book 109 Page 193 Klamath County deed records, the said parcel being described as follows:

Beginning on the South line of the foregoing described property at a point which is opposite and 50 feet Westerly from Engineer's Station 1593+32.8 on the center line of the Dalles-California Highway; thence parallel to said highway center line on a spiral curve left (the line chord of which bears North 15°45'30" East) a distance of 151.34 feet and North 15°34' East a distance of 48.66 feet to the North line of said property; thence North 74°26' West a distance of 80 feet to the Northwest corner; thence South 15°34' West 200 feet to the Southwest corner; thence South 74°26' East 79.5 feet to the point of beginning, being that tract of land which was conveyed by that certain deed to Byron G. Stevens recorded in Book 219 Page 289, Klamath County deed records.

### PARCEL 3:

That portion of the SW1/4 NE1/4 Section 30 Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is opposite and 129.5 feet Westerly from Engineer's Station 1591+32.8 of the Dalles-California Highway; thence North 15°34' East 200 feet; thence Southwesterly along the Easterly line of Outlots 10 and 11 to a point North 74°26' West 20.5 feet from the point of beginning; thence South 74°26' East 20.5 feet to the point of beginning.