



2022-013467

Klamath County, Oregon

11/18/2022 10:20:02 AM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jeff Coker and Tiffany M Coker

PO Box 229

Crescent, OR 97733

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

Jeff Coker and Tiffany M Coker

PO Box 229

Crescent, OR 97733

File No. 568638AM

STATUTORY WARRANTY DEED

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

Grantor(s), hereby convey and warrant to

Jeff Coker and Tiffany M Coker, 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:

A tract of land in the Northeast quarter of the Southwest quarter of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at an iron pin on the Easterly right of way line of the Gilchrist & Co., Ltd. Railroad which lies South 89°48' East along the 40 line a distance of 143.5 feet from the Brass Cap Corner which marks the Southwest corner of the Northeast quarter of the Southwest quarter of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence continuing South 89°48' East along the 40 line a distance of 171.5 feet to an iron pin which lies on the Westerly right of way line of Highway No. 97, 50 feet at right angles Westerly from its center, thence North 39°40' East along the Westerly right of way line of the Highway No. 97 a distance of 153.45 feet to an iron pin; thence North 50°20' West a distance of 133.5 feet to an iron pin which lies on the Easterly right of way line of the Gilchrist Co., Ltd. Railroad; thence Southwesterly along the Easterly right of way line of the Gilchrist Co. Ltd. Railroad a distance of 264.2 feet, more or less to a point of beginning, said tract being a portion of the Northeast quarter of the Southwest quarter of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon.

SAVING AND EXCEPTING that portion of the above description conveyed by Lloyd Dee Moore, et. ux. to C.W. Fisher and Lanie L. Fisher, husband and wife, dated August 20, 1948 and recorded September 2, 1948 in Volume 224 at page 376 of Deed Records of Klamath County, Oregon.

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

2409-030CA-02300

The true and actual consideration for this conveyance is \$55,000.00.



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:

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 11th day of NOVEMBER, 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 WASHINGTON }

On this 11th day of NOVEMBER, 2022, before me, CAROLYN ANN MULLER a Notary Public in and for said state, personally appeared Judith A. McGee Defoe and Charles "Chuck" E. 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.

Carolyn Ann Muller
Notary Public for the State of OREGON
Residing at: 7715 CASON LN, GLADSTONE, OR 97027
Commission Expires: MAY 05, 2023

