

**After Recording, Return to:**

Harris & Bowker LLP  
10300 SW Greenburg Road, Suite 530  
Portland, OR 97223-5486

**Send Tax Statements to:**

McGee Defoe Commercial LLC  
7330 SW Montgomery Way  
Wilsonville, OR 97070

**STATUTORY WARRANTY DEED**

Charles E. Defoe, Jr. and Judith A. McGee Defoe, as tenants by the entirety, Grantors, convey and warrant to McGee Defoe Commercial LLC, an Oregon limited Liability Company, Grantee, all of Grantors' interest in and to the real property and improvements commonly known as 137008 Main Street, Crescent, Oregon and legally described as follows:

**PARCEL 1**

Lot 1 in Block 20 CRESCENT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with that portion of vacated Main Street and vacated alley which inurred thereto.

**PARCEL 2**

Lot 2 in Block 20 CRESCENT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with that portion of vacated Main Street and vacated alley which inurred thereto.

**PARCEL 3**

Lots 3 through 6 inclusive in Block 20 CRESENT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with that portion of vacated Main street and vacated alley which inurred thereto.

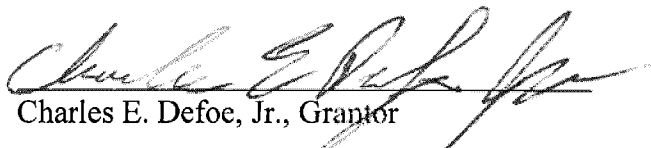
Parcel Nos. R153194, R153201, R153210



Subject to all encumbrances of record.

The true consideration for this conveyance is zero. Grantors are funding their limited liability company.

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.

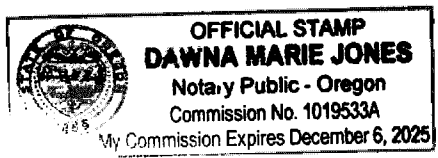
DATED this 15<sup>th</sup> day of November, 2023.

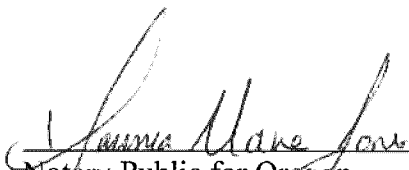
  
Charles E. Defoe, Jr., Grantor

  
Judith A. McGee Defoe, Grantor  


STATE OF OREGON           )  
  ) ss.  
County of Clackamas

This instrument was acknowledged before me on Nov. 15, 2023, by Charles E. Defoe, Jr. and Judith A. McGee Defoe, Grantors.



  
Notary Public for Oregon  
My Commission Expires: Dec 6<sup>th</sup> 2025