

2023-009921

Klamath County, Oregon

11/16/2023 04:03:01 PM

Fee: \$87.00

After Recording, Return to:

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

Send Tax Statements to:

Judith A. McGee
7330 SW Montgomery Way
Wilsonville, OR 97070

STATUTORY WARRANTY DEED

Charles E. Defoe, Jr. and Judith A. McGee Defoe, 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 206 Ward Street, Crescent, Oregon and legally described as follows:

Lot 6, 7, and 8 in Block 42 of 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 vacant alley vacated by Commissioner's order dated October 8, 1875, adjacent to said Lots which inured thereto.

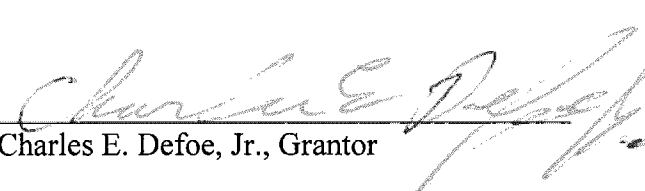
Parcel No. R153620

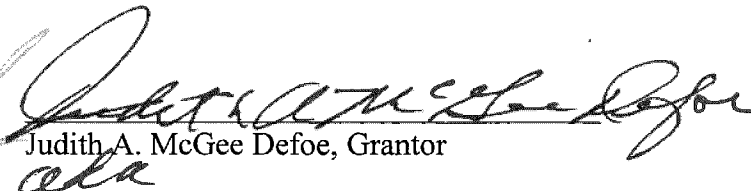
Subject to all encumbrances of record.

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.

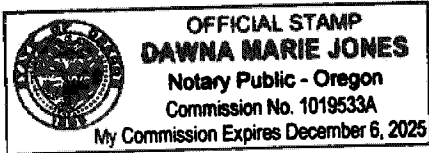
DATED this 15th day of November, 2023.

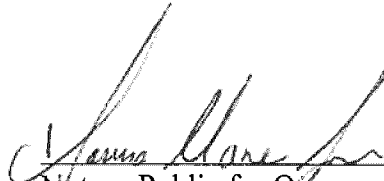

Charles E. Defoe, Jr., Grantor


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 6th 2025