

RECORDING REQUESTED BY:



400 SW 4th St, Ste 100  
Corvallis, OR 97333

AFTER RECORDING RETURN TO:

Order No.: 471824129030-DJ  
Hendrik Smeding and Lettie Smeding  
4801 S Deer Creek Rd.  
Roseburg, OR 97470

SEND TAX STATEMENTS TO:

Hendrik Smeding and Lettie Smeding  
4801 S Deer Creek Rd.  
Roseburg, OR

APN/Parcel ID(s): 476577  
Tax/Map ID(s): 3809-032AC-00700

300 Klamath Avenue, Klamath Falls, OR  
97601-6308

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Bon Vie, LLC, an Oregon limited liability company, Grantor, conveys and warrants to

Hendrik Smeding and Lettie Smeding, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE MILLION ONE HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS (\$3,160,000.00). (See ORS 93.030).

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.

TICOR TITLE: 471824129030 / AmeriTitle 619819AM

STATUTORY WARRANTY DEED  
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 1/30/24

Bon Vie, LLC

BY: [Signature]

William L. McClain

Member

BY: [Signature]

Pamela K. McClain

Member

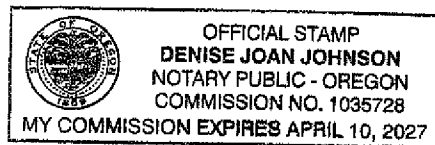
State of Oregon

County of Marion

This instrument was acknowledged before me on 1/30, 2024 by William L. McClain and Pamela K. McClain as Members of BonVie, LLC, an Oregon Limited Liability Company.

[Signature]  
Notary Public - State of Oregon

My Commission Expires: 4/10/27



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Situated in the SW1/4 of the NE1/4 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, also being a portion of Block 74 of "Klamath Addition" to the City of Klamath Falls, as approved in PLA NO. 17-01, being more particularly described as follows:

Beginning at a point on the Southwesterly right-of-way of Fourth Street which bears North 60°31'43" West 364.98 feet from the most Westerly corner of Block 92 of "Klamath Addition" to the City of Klamath Falls, evidenced by a 5/8" iron rod with 1 1/2" aluminum cap per Survey Number 4012, Klamath County Records; thence leaving said right-of-way South 38°57'46" West 124.75 feet; thence South 83°21'35" West, 189.39 feet to a point on the Northeasterly right-of-way of Third Street; thence along said right-of-way North 51°04'00" West, 87.50 feet to the intersection of said Third Street right-of-way with the Southeasterly right-of-way of Klamath Avenue; thence leaving said Third Street right of way and along said right-of-way of Klamath Avenue North 38°57'46" East, 260.00 feet to the intersection of said Klamath Avenue right-of-way with the Southwesterly right-of-way of Fourth Street; thence leaving said Klamath Avenue right-of-way and along said right-of-way of Fourth Street South 51°04'00" East, 220.00 feet to the point of beginning.