



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Robert Dorshimer
26371 SW Neill Rd.
Newberg, OR 97132

Until a change is requested all tax statements shall be sent to the following address:
Robert Dorshimer
26371 SW Neill Rd.
Newberg, OR 97132
File No. 637010AM

STATUTORY WARRANTY DEED

Benjamin Lee LLC., an Oregon Limited Liability Company,
Grantor(s), hereby convey and warrant to

Robert Dorshimer,
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:

Parcel 1:

All that portion of Lot 21, Block 125, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the Office of the Clerk of Klamath County, Oregon, described as follows:
Beginning at the most Westerly corner of said Lot 21; thence Northeasterly along the Southerly line of Orchard Avenue, 42.5 feet to the angel in the street line; thence Easterly along the street line 3.3 feet to the true point of beginning of this description, being also the corner of Lot deeded to E.M. Chilcote and D.M. Smith by deed recorded in Book 133 at Page 13; thence to the right at an angle of 70 degrees 8’ with the Southerly line of Orchard Avenue, 66.4 feet to the Southwesterly line of said Lot 21; thence Southeasterly along said line of Lot 21, 16.7 feet, more or less, to the most Southerly corner of tract deeded to Duvall McKinney, et ux., by deed recorded in said Record Book 128 at Page 519; thence Northerly along the Easterly line of said last mentioned tract 38.3 feet to a point; thence Northwesterly along the said East line of last mentioned tract 36.4 feet to the Southerly line of Orchard Avenue; thence West along said line of Orchard Avenue 36.7 feet to the true point of beginning, all according to the subdivision plat of said Block 125, Mills Addition.

Parcel 2:

Lot 21 except the portion thereof conveyed by deed from R.C. Prudhomme and wife to Wm. T. Vale, recorded March 8, 1939 in Book 120 Page 547, deed records of Klamath County, Oregon, and also except the portion thereof conveyed in deed from R.C. Prudhomme and wife to Duvall McKenny and Jesse McKenny, his wife, recorded April 22, 1940 in Book 128 Page 519, deed records of Klamath County, all in Subdivision Plat of Block 125, MILLS ADDITION, to the City of Klamath Falls, Oregon, according to the duly recorded plat on file thereof.

The true and actual consideration for this conveyance is \$167,900.00.
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 18th day of JUNE, 2024.

Benjamin Lee LLC, an Oregon Limited Liability Company

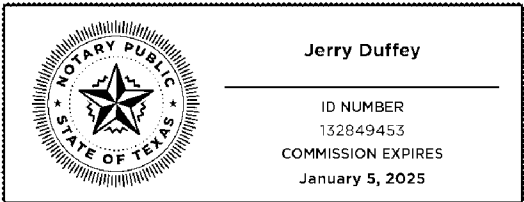
By: David L. McCollum Jr., Member
David L. McCollum, Jr, Member

State of Texas } ss
County of Dallas }

On this 20th day of June, 2024, before me, Jerry Duffey a Notary Public in and for said state, personally appeared David L. McCollum Jr., known or identified to me to be the Member in the Limited Liability Company known as Benjamin Lee LLC., an Oregon Limited Liability Company 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.

Jerry Duffey
Notary Public for the State of Texas
Residing at: Dallas
Commission Expires: 01/05/2025



Electronically signed and notarized online using the Proof platform.

Dated this 18th day of JUNE, 2024.

Benjamin Lee LLC, an Oregon Limited Liability Company

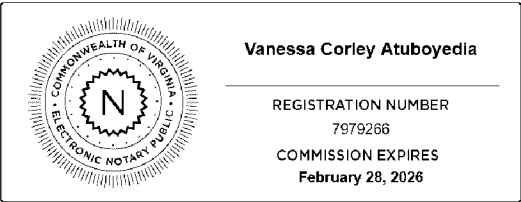
By: Travis Baker
Travis Baker, Member

State of Virginia } ss
County of Loudoun }

On this 18th day of June, 2024, before me, Vanessa Corley Atuboyedia a Notary Public in and for said state, personally appeared Travis Baker known or identified to me to be the Member in the Limited Liability Company known as Benjamin Lee LLC., an Oregon Limited Liability Company 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.

Vanessa Corley Atuboyedia
Notary Public for the State of Virginia
Residing at: loudoun county 7979266
Commission Expires: 02/28/2026



Notarized remotely online using communication technology via Proof.