



2024-007258  
Klamath County, Oregon  
08/20/2024 09:59:02 AM  
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Byron J. Werner and Donna J. Werner, Trustees of  
The Werner Family Trust dated April 27, 1998  
P.O. Box 1106  
Crescent Lake, OR 97733

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

Byron J. Werner and Donna J. Werner, Trustees of  
The Werner Family Trust dated April 27, 1998  
P.O. Box 1106  
Crescent Lake, OR 97733  
File No. 644038AM

---

### STATUTORY WARRANTY DEED

**McGee Defoe Commercial, LLC, an Oregon limited liability company,**

Grantor(s), hereby convey and warrant to

**Byron J. Werner and Donna J. Werner, Trustees of The Werner Family Trust dated April 27, 1998,**

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:

**See Attached Exhibit 'A'**

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

**2409-030CA-00600 153363**

**The true and actual consideration for this conveyance is \$350,000.00.**

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:

Real property taxes due, if any, but not yet payable



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: August 15, 2024

McGee Defoe Commercial, LLC

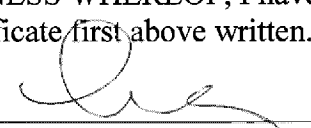
  
D. Linette Dobbins, Manager

State of Oregon} ss

County of Marion }

On this 19<sup>th</sup> day of August, 2024, before me, Tina Kelly a Notary Public in and for said state, personally appeared D. Linette Dobbins known or identified to me to be the Managing Member in the Limited Liability Company known as McGee Defoe Commercial, 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.

  
Notary Public for the State of Oregon

Residing at: Oregon

Commission Expires: 11-16-2026



**EXHIBIT 'A'**

File No. 644038AM

A parcel of land in the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the point of intersection on the Northerly line of Hill Street, according on the recorded plat of Crescent, extended Northwesterly and the Westerly line of the Dalles-California Highway as described in Deed from B.O. Stevens and Emma Stevens to the State of Oregon, dated April 10, 1943, recorded in Book 154 page 556, Deed records of Klamath County, Oregon, which said Westerly line of said highway is also 50 feet distant Westerly from (when measured at right angles to) the relocated center line of said highway;  
thence Westerly along said extension on North line on Hill Street, a distance of 100 feet;  
thence Northeasterly 150 feet;  
thence Northeasterly 100 feet to the Westerly right of way line of the Dalles-California Highway;  
thence Southwesterly along said Westerly right of way 150 feet to the point of beginning.