

2026-000688

Klamath County, Oregon

01/23/2026 10:01:02 AM

Fee: \$97.00

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

Return to:
C. Riggsby
ORION FINANCIAL GROUP
2860 EXCHANGE BLVD #100
SOUTHLAKE, TX 76092

MAIL TAX STATEMENTS TO:
THE MORGAN & COLLIER SMITH DEBT FUND LLC
PO BOX 1868
LAKE OSWEGO, Oregon 97035

BARGAIN AND SALE DEED WITH COVENANTS

THE GRANTOR(S),
- Jinhui Li, a single person,

for and in consideration of: One Dollar (\$1.00) and the forgiveness of all debt owed to GRANTEE from GRANTOR, releases with covenants to the GRANTEE(S):

- THE MORGAN & COLLIER SMITH DEBT FUND LLC, MORGAN SMITH, MANAGING DIRECTOR, 9600 SW OAK STREET, SUITE 330, TIGARD, WASHINGTON County, Oregon, 97223,

the following described real estate, situated in the County of Klamath, State of Oregon:

(legal description): Government Lots 19 and 22, and that portion of Government Lot 14 lying South of the Sprague River Highway in Section 13, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

THE PROPERTY IS COMMONLY KNOWN AS:
25660 SPRAGUE RIVER ROAD, SPRAGUE RIVER, OREGON 97639-8627

Orion Financial Group Inc.



THE MORGAN & COLLIER SMITH 24090270

MW S/OPD/REL

THE MORGAN & COLLIER SMITH DEBT FUND LLC, A NE JADA LIMITE

Grantor grants, all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof. Grantor covenants that Grantor has not taken any action or suffered anything whereby the property conveyed herein has been encumbered in any way.

GRANTEE AGREES TO RELEASE ALL DEBT OWED ON THE SUBJECT PROPERTY AND FURTHERMORE AGREES TO NOT ENFORCE THE PERSONAL GUARANTY FROM GRANTOR.

GRANTEE AGREES TO RELEASE GRANTOR'S SPOUSE, HEIRS & ASSIGNS FROM ANY AND ALL CLAIMS GRANTEE MAY HAVE.

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. 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.

Grantor Signatures:

DATED: 12/23/25

Jinhui Li

Jinhui Li
2013 Graylock Ave
Monterey Park, California, 91754

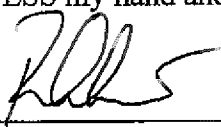
A notary public or other officer completing this certificate verifies only the identity of the individual(s) who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On 12/23/25 before me, ROBERT CHEW "NOTARY PUBLIC", personally appeared Jinhui Li, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

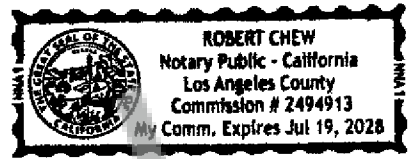
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature of Notary Public

(Notary Seal)



Unofficial Copy