

MTC #17405

69229

Vol. 186 Page 22890

WARRANTY DEED

DEC 11 11 41 PM '86

KNOW ALL MEN BY THESE PRESENTS, that BERNICE BRADEN, hereinafter called the Grantor, for the consideration hereinafter stated, to Grantor paid by LEO F. MCKOEN and BARBARA J. MCKOEN, husband and wife, hereinafter called the Grantee, does hereby grant, bargain, sell and convey unto the said Grantee and Grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Beginning at a point in the center of the east line of the northeast quarter of the southeast quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section 11, Twp. 41-S., Range 10-E., W.M. running thence north along said east line 44 rods and 15 feet; thence west 50 rods; thence south 44 rods and 15 feet; thence east 50 rods to place of beginning, containing 14.4 acres; save and excepting two strips of land along the south side of said premises, one of which containing 1.875 acres, has been heretofore conveyed to Susie R. Cunningham and Charles Cunningham, and the other strip, containing 1.56 acres, has been heretofore conveyed to Leonard Bowman and Hazel Mae Bowman, making the net area of this parcel hereby conveyed, approximately 10.965 acres.

The foregoing is conveyed subject to all easements and rights of way of record and all existing contracts for irrigation water affecting said land.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever. And said Grantor hereby covenants to and with said Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is TWENTY THOUSAND AND

NO/100 DOLLARS (\$20,000)

22891

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 2 day of Dec., 1986.

Bernice E. Braden  
BERNICE BRADEN

STATE OF OREGON     )  
                              ) ss.  
County of Klamath    )

Personally appeared the above named Bernice Braden and acknowledged the foregoing instrument to be her voluntary act and deed.

[Signature]  
NOTARY PUBLIC FOR OREGON

My Commission expires: 4/20/90

Bernice Braden

Grantors

LEO F. & BARBARA J. MCKOEN  
P O Box 195  
Merrill, OR 97633

Grantees

AFTER RECORDING RETURN TO:

McKoen's  
see address above

SEND ALL TAX STATEMENTS TO:

McKoen's  
see address above

STATE OF OREGON: COUNTY OF KLAMATH:     ss.

Filed for record at request of \_\_\_\_\_ the 11th day  
of DECEMBER A.D., 19 86 at 4:17 o'clock P. M., and duly recorded in Vol. M85  
of Deeds on Page 22890

FEE     \$14.00

Evelyn Biehn, County Clerk  
By [Signature]