

12099

WHEN RECORDED MAIL TO:

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STATE OF OREGON

Giacomini & Knieps

Attorneys at Law
706 Main Street
Klamath Falls, Oregon 97601(Don't use this
space; reserved
for recording
label in coun-
ties where
used.)

MAIL TAX STATEMENTS TO:

BARBARA JEAN McKOEN 1978 LIVING TRUST
PO BOX 195
MERRILL, OREGON 97633County of _____ ss.
I certify that the within instrument
was received for record on the _____ day
of _____, 19____,
at _____ o'clock _____ M. and recorded
in book _____ on page _____ or as
filing fee number _____, Rec-
ord of Deeds of said County.Witness my hand and seal of County
affixed._____

By _____ Title
Deputy

96-01-18P02:52 RCVD

WARRANTY DEED

LEO F. McKOEN, Sr. and BARBARA J. McKOEN, Trustees of the LEO FRANK McKOEN 1978 Living Trust, GRANTOR, conveys and warrants to BARBARA J. McKOEN and LEO F. McKOEN, SR., Initial Trustees of the BARBARA JEAN McKOEN 1978 LIVING TRUST ut April 11, 1978, as to an undivided one-half interest, GRANTEE, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth below:

PARCEL 1:

A parcel of land in Government Lot 11, Section 16, Township 41 S, Range 11, E.W.M., in Klamath County, Oregon, being more particularly described as follows:

Beginning at the intersection of the East line of said Section 16 with the Northeasterly right-of-way line of Oregon Highway No. 39; thence N. 39° 38'52" W. along said right-of-way line a distance of 712.19 feet to a 5/8" iron pin on the North line of said Lot 11; thence leaving said right-of-way line N. 89° 59'44" E. a distance of 454.39 feet to the East line of said Section 16; thence S. 0° 00'16" E. along said Section line a distance of 548.41 feet to the point of beginning. LESS AND EXCEPTING that East 30 feet thereof contained in the right-of-way of the U.S.R.S. No. 42 Drain theretofor conveyed by Dora Pope, et vir, to the United States by deed recorded in Volume 69, page 151, records of Klamath County, Oregon. The above described tract contains 2.50 acres, more or less.

SUBJECT TO: Encumbrances, easements and rights of way of record and apparent thereon.

THE LIABILITY AND OBLIGATIONS OF THE GRANTOR TO THE GRANTEE AND GRANTEE'S HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED

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HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTOR UNDER A STANDARD POLICY OF TITLE INSURANCE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTOR OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

THIS INSTRUMENT WILL 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 APPROVED USES.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ -0- . THIS TRANSACTION IS TO IMPLEMENT AN INTER VIVOS TRUST.

In construing this deed and where the context so requires, the singular includes the plural.

DATED: 1-16-96.

Leo F. McKoen
Leo F. McKoen, Sr.

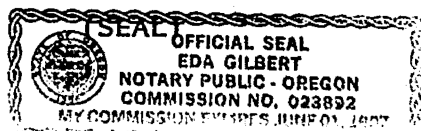
Barbara J. McKoen
Barbara J. McKoen

STATE OF OREGON)
) ss.
COUNTY OF KLAMATH)

On this January 16, 1996, personally appeared before me LEO F. McKOEN, SR. and BARBARA J. McKOEN and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Eda Gilbert
Notary Public for Oregon
My Commission expires: 6-1-97



STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Giacomini & Knies
on this 18th day of Jan A.D., 19 96
at 2:52 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 1512
Bernetha G. Letsch County Clerk
By Debbie M. Henderson

Fee, \$35.00

Deputy.