

12100

WHEN RECORDED MAIL TO:

Giacomini & KniepsAttorneys at Law
706 Main Street
Klamath Falls, Oregon 97601

MAIL TAX STATEMENTS TO:

BARBARA J. McKOEN and LEO F. McKOEN, Sr.
Trustees
PO BOX 195
MERRILL, OREGON 97633(Don't use this
space; reserved
for recording
label in coun-
ties where
used.)

STATE OF OREGON

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ss.

County of _____

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._____
Title

By _____ Deputy

WARRANTY DEED

LEO F. McKOEN and BARBARA J. McKOEN, husband and wife, GRANTOR, conveys and warrants to BARBARA J. McKOEN and LEO F. McKOEN, SR., Initial Trustees of the BARBARA JEAN McKOEN 1978 LIVING TRUST utu April 11, 1978, as to an undivided 95% interest, and to LEO F. McKOEN, SR. and BARBARA J. McKOEN, Initial Trustees of the LEO FRANK McKOEN 1978 LIVING TRUST utu April 11, 1978, as to an undivided 5% interest, GRANTEE, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth below:

PARCEL 1:

Beginning at a point on the East Section line of Sec. 11, Twp. 41 S. of R. 10 E. of W. M., where said section line intersects the Southerly right of way boundary line of the Central Pacific Railroad, and which point is 420.5 feet more or less North of the East quarter corner of said Section 11, thence Westerly along the Southerly right-of-way boundary line of said Railroad to a point on the center line of said Section 11, which point is 420 feet, more or less, North from the center of said Section; thence South along center line of Sec. 11, 1740 feet more or less to the SW corner of NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Sec. 11, Twp. 41 S., R. 10 E.W.M.; thence East 1332.8 feet, thence North 660 feet, thence East 495 feet, thence North 777.75 feet, thence East 825.5 feet, more or less to the East section line of said Sec. 11, thence North 302.75 feet more or less to the place of beginning, excepting any right of way for roads, canals or ditches, heretofore conveyed or on the land; subject to easements and rights of way of record or apparent on the land; subject to future assessments for irrigation, drainage and reclamation purposes; and subject to reservations, if any, in patent covering the land.

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

96-01-18P02:52 RCVD

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

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

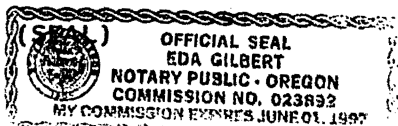
Barbara J. McKoen
Barbara J. McKoen

STATE OF OREGON)
) ss.
COUNTY OF KLAMATH)

On this January 16, 1996, personally appeared before me LEO F. MCKOEN 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: 6-6-97



STATE OF OREGON,)
County of Klamath)

Filed for record at request of:

Giacomini & Knieps
on this 18th day of Jan A.D., 19 96
at 2:52 o'clock P.M. and duly recorded
in Vol. M06 of Deeds Page 1514
Bernetha G. Letsch County Clerk
By Pauline Miller Deputy.

Fee, \$35.00