

36140

97 APR 16 P3:06 Vol. M97 Page 11443

NS

--- Florence Wilson ---

Grantor's Name and Address

--- Leo and Barbara McKoen ---

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

--- Leo and Barbara McKoen ---

--- P. O. Box 195 ---

--- Merrill, Oregon 97633 ---

Until requested otherwise, send all tax statements to (Name, Address, Zip):

--- Leo and Barbara McKoen, Trustees ---

--- P. O. Box 195 ---

--- Merrill, Oregon 97633 ---

SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$30.00

K-50160

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 16th day of April, 1997, at 3:06 o'clock P.M., and recorded in book/reel/volume No. M97 on page 11443 and/or as fee/file/instrument/microfilm/reception No. 36140-Deed Records of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLE

By Kathleen Rose, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Florence Wilson

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Leo F. McKoen, Sr. and Barbara J. McKoen, Trustees of the Barbara Jean McKoen 1978 Living Trust, as to, *** hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in _____ County, State of Oregon, described as follows, to-wit:

***an undivided 1/2 interest, and Barbara J. McKoen and Leo F. McKoen, Sr., Initial Trustees of the Barbara Jean McKoen 1978 Living Trust u/t/a April 11, 1978 as to an undivided 1/2 interest.

All that portion of Government Lot 11, Section 16, Township 41 South, Range 11 East of the Willamette Meridian lying Northeasterly of State Highway 39, SAVING AND EXCEPTING the following described parcel:

Beginning at the intersection of the East line of said Section 16 with the Northerly right-of-way line of Oregon Highway No. 39; thence N. 39°38'52" W. along said right-of-way line, 712.19 feet to a 5/8 inch iron pin; thence leaving said right-of-way line N. 89°59'44" E. 454.39 feet to said East section line; thence S. 00°00'16" E. along said East section line, 548.41 feet to the point of beginning. AND FURTHER EXCEPTING, any portion thereof lying within the right of way of the U.S.R.S. Mo. 42 Drain

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ to clear title. @ However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. @ (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

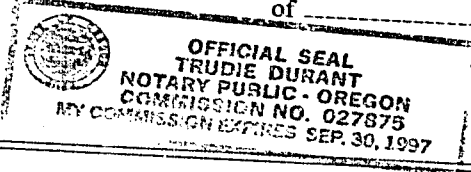
In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 16th day of April, 1997; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Florence J. Wilson
Florence Wilson

STATE OF OREGON, County of Klamath) ss.
This instrument was acknowledged before me on April 16th, 1997,
by Florence Wilson
This instrument was acknowledged before me on _____, 19____,
by _____,
as _____,
of _____



Trudie Durant
Notary Public for Oregon
My commission expires _____