

56384

MTC 1396-9015
SPECIAL WARRANTY DEEDVol. M98 Page 12300

Frank Paygr, Jr., and Lydia Anne Paygr, Trustees of the Paygr 1991 Family Trust, Grantor's, convey and specially warrant to Jerry McKoen, Grantee, the following described real property free of encumbrances created or suffered by the grantors except as specifically set forth herein, legally described as follows, to-wit:

The E $\frac{1}{2}$ NE $\frac{1}{4}$ and the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 2, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

APR 14 P 331

SUBJECT TO contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record and those apparent on the land.

ALSO SUBJECT TO rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

ALSO SUBJECT TO special assessment as farm use land. If the land becomes disqualified for this special assessment under the statute, an additional tax may be levied, and in addition thereto, a penalty may be levied if notice of disqualification is not timely given. Buyer takes the real property subject to any such additional tax or penalty, which Buyer shall be responsible to assume and pay.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

THE TRUE AND ACTUAL CONSIDERATION for this conveyance is \$57,000.00.

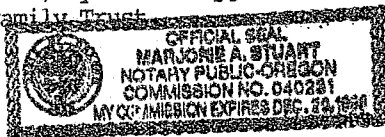
DATED this 22nd day of May, 1995.

Frank Paygr, Jr., Trustee
FRANK PAYGR, Trustee of the
Paygr 1991 Family Trust

Lydia Anne Paygr Trustee
LYDIA ANNE PAYGR, Trustee of
the Paygr 1991 Family Trust

STATE OF OREGON/County of Klamath) ss.

THIS INSTRUMENT was acknowledged before me this 22nd day of May, 1995, by Frank Paygr, Jr., and Lydia Anne Paygr, as Trustees of the Paygr 1991 Family Trust.



Marjorie A. Stuart
NOTARY PUBLIC FOR OREGON
My Commission Expires: 12/30/98

GRANTORS NAME AND ADDRESS: _____

AMERITITLE, has recorded this
instrument by request as an accommodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

GRANTEES NAME AND ADDRESS: _____

AFTER RECORDING, RETURN TO: _____

Jerry McKoen

UNTIL A CHANGE IS REQUESTED,

SEND TAX STATEMENT TO: _____

Same - No change

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 14th day
of April A.D., 19 98 at 3:31 o'clock P.M., and duly recorded in Vol. M98
of _____ Deeds _____ on Page 12300

FEE \$30.00

By Bernie G. Letsch, County Clerk
Kathleen Rose