

*NS

98 MAY 18 P3:51 Vol. 1198 Page 16922



58375

Jerry Mc Koen

Clifford W. & Bertha M. Mc Koen

Grantor's Name and Address

Dan W. Duncan

Connie J. Duncan

Grantee's Name and Address

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

Dan W. Duncan

Connie J. Duncan

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

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County 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/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Records of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Jerry Mc Koen, Clifford Mc Koen and Bertha M. Mc Koen, Trustees of the Mc Koen Family Trust U.A.D. March 30, 1990 W. hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Dan W. Duncan and Connie J. Duncan, husband and wife 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 Klamath County, State of Oregon, described as follows, to-wit:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN

(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 \$ -0-. [Ⓢ] 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 13th day of May, 1998; 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.

Jerry Mc Koen

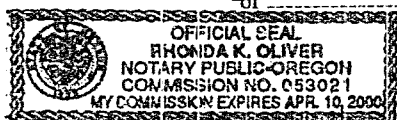
Clifford W. McKoen, Trustee

Bertha M. McKoen, Jr.
Bertha M. McKoen, TrusteeSTATE OF OREGON, County of Klamath _____) ss.

This instrument was acknowledged before me on May 13, 1998,
by JERRY MC KOEN

This instrument was acknowledged before me on May 16, 1998,
by Clifford W. McKoen & Bertha M. McKoen

-as-



Notary Public for Oregon

My commission expires April 10, 2000

A tract of land situated in the E 1/2 SE 1/4 of Section 2, Township 41 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the intersection of the Southerly right of way line of the U.S.B.R. "D" Canal and the East line of said E 1/2 SE 1/4; thence South, along said East line, 50 feet, more or less, to the Northerly right of way line of Old Malin Road; thence along the right of way line of Old Malin Road, West 30 feet and South 165 feet; thence West 345 feet, more or less, to the Southerly right of way line of said "D" Canal; thence Northeasterly, along said Southerly right of way line, 450 feet, more or less, to the point of beginning.

CODE 16 MAP 4111-200 TL 600
CODE 16 MAP 4111-200 TL 800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 18th day
of May A.D., 19 98 at 3:51 o'clock P M., and duly recorded in Vol. M98,
of Deeds on Page 16922.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross