

WHEN RECORDED MAIL TO:

200 SEP 12 PM 3:21

GIACOMINI LAW OFFICE  
706 Main Street  
Klamath Falls, OR 97601

MAIL TAX STATEMENTS TO:  
Michael John McKoen  
Route 1, Box 35  
Tulelake, CA 96134

Vol M00 Page 33315

State of Oregon, County of Klamath  
Recorded 09/12/00, at 3:21 p.m.  
In Vol. M00 Page 33315  
Linda Smith,  
County Clerk Fee\$ 21<sup>00</sup>

### BARGAIN AND SALE DEED

LEO FRANK MCKOEN, JR. and MICHAEL LEE MCKOEN, Successor Trustees, of the BARBARA JEAN MCKOEN 1978 LIVING TRUST utu 4/11/78, Amended 6/11/84 and Restated 1/16/96, GRANTOR, conveys to MICHAEL JOHN MCKOEN, a single man, GRANTEE, all of Grantor's interest in the following described real property situate in Klamath County, State of Oregon:

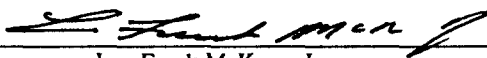
An undivided 95% of the following described real property situate in Klamath County, Oregon (HOME PLACE): Beginning at a point on the East Section line of Sec. 11, T. 41 S., R. 10 EWM, where said section line intersects the Southerly right of way boundary line of the Central Pacific Railroad, and which 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 NW¼SE¼ of said Sec. 11, T. 41 S., R. 10 EWM; 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. [AP#101623]

SUBJECT TO: Terms and conditions of special assessment as farm use and the right of Klamath County, Oregon, to additional taxes, plus interest in the event said use should be changed, which obligations Grantee assumes and agrees to pay and perform.

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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$186,448.00. Distribution of Living Trust. In construing this deed and where the context so requires, the singular includes the plural.

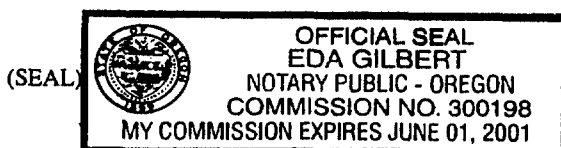
DATE: 9-8-00

  
Leo Frank McKoen, Jr.


  
Michael Lee McKoen

STATE OF OREGON                     )  
  ) ss.  
COUNTY OF KLAMATH            )

On the 8 day of Sept, 2000, personally appeared the above named Leo Frank McKoen, Jr. and Michael Lee McKoen, Successor Trustees of the Trust as Amended and acknowledged the foregoing instrument to be their voluntary act and deed.



BEFORE ME:

  
Notary Public  
My Commission expires: 6-1-01

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GIACOMINI LAW OFFICE, 706 Main Street, Klamath Falls, OR 97601; Telephone (541) 884-7728; Telefax (541) 883-1759