

2:00 SEP 12 PM 3:21

WHEN RECORDED MAIL TO:

GIACOMINI LAW OFFICE
706 Main Street
Klamath Falls, OR 97601

MAIL TAX STATEMENTS TO:

Leo F. McKoen, Jr.
Route 1, Box 35
Tulelake, CA 96134

Vol MOO Page 33318

State of Oregon, County of Klamath
Recorded 09/12/00, at 3:21 p. m.
In Vol. M00 Page 33318
Linda Smith,
County Clerk Fee \$ 21⁰⁰

BARGAIN AND SALE DEED

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

An undivided 25% of the following described real property situate in Klamath County, Oregon (STORY PROPERTY):

- Parcel 1: Lots 16 and 17 and all that part of Lots 15 and 18, lying West of a line running North and South and distant 1049 feet West of the East line of said Lots 15 and 18 all in Section 16, Township 41 South, Range 11, EWM. [AP#R107208]
- Parcel 2: Farm Unit "A", according to the Farm Unit Plat, or Lot 11 of Section 17, Township 41 South, Range 11 EWM. [AP#R107217]

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 \$9,589.00. Distribution of Living Trust.

In construing this deed and where the context so requires, the singular includes the plural.

DATE: 9.9.00

[Signature]
Leo Frank McKoen, Jr.

[Signature]
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 and MICHAEL LEE McKOEN, Successor Trustees of the Trust as Amended and acknowledged the foregoing instrument to be their voluntary act and deed.

(SEAL) OFFICIAL SEAL
EDA GILBERT
NOTARY PUBLIC - OREGON
COMMISSION NO. 300198
MY COMMISSION EXPIRES JUNE 01, 2001

BEFORE ME:
[Signature]
Notary Public
My Commission expires: 6-1-01

MAIL TAX STATEMENTS AS DIRECTED ABOVE