

200 SEP 12 PM 3:21

WHEN RECORDED MAIL TO:

GIACOMINI LAW OFFICE
706 Main Street
Klamath Falls, OR 97601

MAIL TAX STATEMENTS TO:
Michael L. McKoen, Trustee
PO Box 411
Merrill, OR 97633

Vol M00 Page 33319

State of Oregon, County of Klamath
Recorded 09/12/00, at 3:21 p. m.
In Vol. M00 Page 33319
Linda Smith,
County Clerk Fee \$ 21⁰⁰

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 L. McKoen, Trustee, or the Successor Trustee, of CHRISTOPHER LEE McKOEN 2000 GRANDPARENTS' TRUST effective 1/28/00, GRANTEE, all of Grantor's interest in the following described real property situate in Klamath County, State of Oregon:

100% of the following described real property situate in Klamath County, Oregon (ROCK HOUSE):

Beginning at a point in the center of the east line of the northeast quarter of the southeast quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 11, T. 41 S., Range 10, EWM running thence north along said east line 44 rods and 15 feet; thence west 50 rods; thence south 44 rods and 15 feet; thence east 50 rods to place of beginning, containing 14.4 acres; save and excepting two strips of land along the south side of said premises, one of which containing 1.875 acres, has been heretofore conveyed to Susie R. Cunningham and Charles Cunningham, and the other strip, containing 1.56 acres, has been heretofore conveyed to Leonard Bowman and Hazel Mae Bowman, making the net area of this parcel hereby conveyed, approximately 10.965 acres. [AP#R101785]

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.

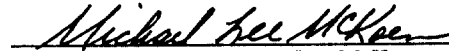
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 \$90,521.00. 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 and MICHAEL LEE McKOEN, Successor Trustees of the Trust as Amended and acknowledged the foregoing instrument to be their voluntary act and deed.

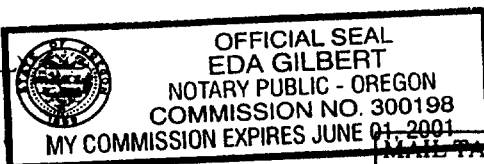
BEFORE ME:



Notary Public

My Commission expires: 6-1-01

(SEAL)



MAIL TAX STATEMENTS AS DIRECTED ABOVE

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

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