



THIS SPACE R

2007-017793

Klamath County, Oregon



10/15/2007 11:24:24 AM

Fee: \$31.00

MT80703-PS

After recording return to:

DAN MC FARLAND

PO BOX 5263

KLAMATH FALLS, OR 97601

Until a change is requested all
tax statements shall be sent to
The following address:

DAN MC FARLAND

PO BOX 5263

KLAMATH FALLS, OR 97601

Escrow No. MT80703-PS

Title No. 0080703

SWD

STATUTORY WARRANTY DEED

CLIFFORD W. MC KOEN AND BERTHA M. MC KOEN, TRUSTEES OF THE MC KOEN FAMILY TRUST, U.A.D. MARCH 30, 1990, Grantor(s) hereby convey and warrant to **DAN MC FARLAND**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$80,000.00**.

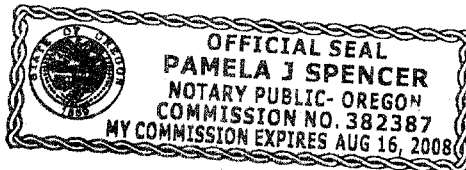
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated this 10th day of October, 2007

MC KOEN FAMILY TRUST

BY: Clifford W. McKoen TTEE
CLIFFORD W. MC KOEN, TRUSTEE

BY: Bertha M. McKoen TTEE
BERTHA M. MC KOEN, TRUSTEE



State of Oregon
County of KLAMATH

This instrument was acknowledged before me on October 10, 2007 by CLIFFORD W. MC KOEN AND BERTHA M. MC KOEN, TRUSTEES OF THE MC KOEN FAMILY TRUST, U.A.D. MARCH 30, 1990.

Pamela J. Spencer
(Notary Public for Oregon)

My commission expires 8/16/2008

31AMT

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

That portion of the NW1/4 NW1/4 of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the East right of way line of The Dalles-California Highway (Highway 97) which lies 30 feet East and 320 feet South of the Northwest corner of said Section 19; said point being the Southwest corner of Parcel 2 in deed to G. Keith Moon and wife, by deed recorded June 23, 1944, in Deed Book 166, page 303, Deed Records of Klamath County, Oregon; thence East along the South line of said Parcel 2 of said Moon Tract a distance of 435.6 feet to the Southeast corner thereof; thence South and parallel to the West line of said Section 19 to the North line of the U.S.R.S. Dixon Drain; thence Westerly following the North line of said drain to its intersection with the East line of said highway; thence North along said highway to the point of beginning.

PARCEL 2:

That portion of the NW1/4 NW1/4 of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

A strip of land 20 feet wide described as follows:

Beginning at a point on the East right of way line of The Dalles-California Highway (Highway 97) which lies 30 feet East and 300 feet South of the Northwest corner of said Section 19, and running thence East along the South line of that certain tract of land described on page 270 in Volume 100, Deed Records of Klamath County, Oregon, a distance of 435.6 feet to a point; thence South parallel to the West line of said Section 19, a distance of 20 feet to a point; thence West, a distance of 435.6 feet to a point on the East right of way line of The Dalles-California Highway; thence North along the East line of The Dalles-California Highway, a distance of 20 feet to the point of beginning.

EXCEPTING FROM said Parcels 1 and 2 that portion thereof conveyed to the State of Oregon, by and through its Department of Transportation by Deed recorded May 23, 2005 in Volume M05, page 37518, Microfilm Records of Klamath County, Oregon, described as follows:

A parcel of land lying in the NW1/4 of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and being a portion of that property described in that Bargain and Sale Deed to Clifford and Bertha M. McKoen, Trustees, recorded in Book M90, page 6244, Microfilm Records of Klamath County, Oregon; the said parcel being that portion of said property included in a strip of land 18.000 meters in width, lying on the Easterly side of the centerline of the relocated Klamath Falls – Malin Highway, which centerline is described as follows:

Beginning at Engineer's center line Station 0+000.000, said station being located at the quarter corner common to Section 13, Township 39 South, Range 9 East of the Willamette Meridian and Section 18, Township 39 South, Range 10 East of the Willamette Meridian; thence South 0° 01' 10" West along the West line of said Section 18 to Engineer's center line Station 0+810.028, said station being located at the Southwest corner of said Section 18; thence South 0° 36' 54" West to Engineer's Station 1+618.086;

Continued

(Legal Description Continued)

thence South 0° 18' 18" West to Engineer's Station 2+451.692, said station being located at the Southwest corner of Section 19, Township 39 South, Range 10 East of the Willamette Meridian.

Bearings are based on County Survey No. 6981, filed May 19, 2004, Klamath County, Oregon.

This parcel of land contains 512 square meters, more or less, outside the existing right of way.