

2008-014287

Klamath County, Oregon



00054931200800142870020027

10/20/2008 09:51:57 AM

Fee: \$26.00

GRANTOR NAME AND ADDRESS

Linda M. McKoen  
P. O. Box 142  
Merrill, OR 97633

GRANTEE NAME AND ADDRESS

Linda McKoen, Trustee of the  
Linda McKoen 2008 Revocable Trust  
P. O. Box 142  
Merrill, OR 97633

AFTER RECORDING RETURN TO

NEAL G. BUCHANAN  
435 OAK AVE.  
KLAMATH FALLS, OR 97601

SEND TAX STATEMENTS TO

GRANTEE  
P. O. Box 142  
Merrill, OR 97633

WARRANTY DEED - STATUTORY FORM

LINDA M. MCKOEN, Grantor, convey and warrant to LINDA MCKOEN,  
TRUSTEE OF THE LINDA MCKOEN 2008 REVOCABLE TRUST, uad October  
15, 2008, Grantees, all of that certain real property  
described as follows, to-wit:

"The Southerly 70 feet of Lots 19, 20 and 22, Block  
7 of ST. FRANCIS PARK, according to the official  
plat thereof on file in the office of the County  
Clerk of Klamath County, Oregon

The real property is conveyed free of encumbrances except as  
specifically set forth herein, as follows:

- 1) Covenants, conditions, restrictions, reservations,  
rights, rights of way, and easements of record,  
including contracts for irrigation and/or drainage.

The true and actual consideration for this conveyance is \$0.  
However, the actual consideration consists of or includes other  
property or value given or promised which is the whole  
consideration, being for estate planning purposes.

"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON  
TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS,  
IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND  
SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92-010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007."

Linda M. McKoen  
LINDA M. MCKOEN, Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 15 day of OCTOBER, 2008, by Linda M. McKoen, Grantor

Susan Harbin

NOTARY PUBLIC FOR OREGON

My Commission Expires: 1-12-2010

