

MT88360-DS

THIS SPAC

2010-011072

Klamath County, Oregon



09/17/2010 03:11:57 PM

Fee: \$42.00

After recording return to:  
CHRISTOPHER LEE MCKOEN  
22990 S Merrill Road  
Merrill, Oregon 97633

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

CHRISTOPHER LEE MCKOEN  
22990 S Merrill Road  
Merrill, Oregon 97633

Escrow No. MT88360-DS  
Title No. 0088360  
SWD r.012910

### STATUTORY WARRANTY DEED

**LEO F. MCKOEN, SUCCESSOR TRUSTEE OF THE CHRISTOPHER LEE MCKOEN 2000 GRANDPARENTS TRUST EFFECTIVE 1/28/00** Grantor(s) hereby convey and warrant to **CHRISTOPHER LEE MCKOEN**, 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:

#### LEGAL DESCRIPTION

Beginning at a point in the center of the East line of the Northeast quarter of the Southeast quarter (NE1/4 SE1/4) of Section 11, Township 41 South, Range 10 East of the Willamette Meridian, 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, save and excepting two strips of alnd along the South side of said premises one of which has been heretofore conveyed to Susie R. Cunningham and Charles Cunningham by Warranty Deed recorded April 4, 1940 in Deed Book 128 at page 263, Deed Records of Klamath County, Oregon, and the other strip has been heretofore conveyed to Leonard Bowman and Hazel Mae Bowman by Warranty Deed recorded February 7, 1941 in Deed Book 135 at page 287, Deed Records of Klamath County, Oregon.

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:

**2010-2011 Real Property Taxes a lien not yet due and payable.**

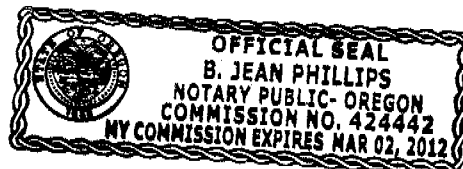
The true and actual consideration for this conveyance is **\$ TRUST DISTRIBUTION**

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

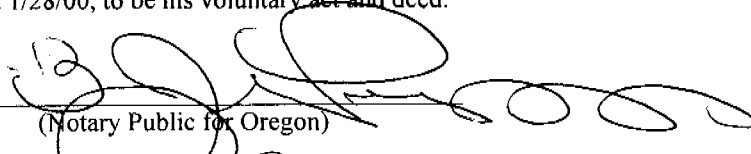
Dated this 13th day of September 2010

  
LEO F. MCKOEN

State of Oregon  
County of KLAMATH



This instrument was acknowledged before me on 9-16, 2010 by Leo F. McKoen, Successor Trustee of the Christopher Lee McKoen 2000 Grandparents Trust 1/28/00, to be his voluntary act and deed.

  
(Notary Public for Oregon)  
My commission expires 3-2-12

42-411

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

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