

2013-008750

Klamath County, Oregon



00140150201300087500020026

08/01/2013 03:31:58 PM

Fee: \$42.00

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Leo F. McKoen, Jr.
18412 O'Keeffe Rd.
Tulelake, CA 96134

GRANTEE'S NAME AND ADDRESS:

Leo F. McKoen, Jr., Trustee
Leo F. McKoen, Jr., Living Trust
U.A.D. 07-09-13
18412 O'Keeffe Rd.
Tulelake, CA 96134

SEND TAX STATEMENTS TO:

Leo F. McKoen, Jr., Trustee
18412 O'Keeffe Rd.
Tulelake, CA 96134

BARGAIN AND SALE DEED

LEO F. McKOEN, JR., hereinafter referred to as grantor, conveys to **LEO F. McKOEN, JR., LIVING TRUST, U.A.D. 07-09-13**, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

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 dist ant 1049 feet West of the East line of said Lots 15 and 18 all in Section 16, Township 41 South, Range 11, EWM.

Parcel 2:

Farm Unit "A", according to the Farm Unit plat, or Lot 11 of Section 17, Township 41 South, Range 11 EWM.

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.

Property ID #: R107208

Map Tax Lot #: R-4111-01600-01200-000

(TID # 4039-1)

Property ID #: R107217

Map Tax Lot #: R-4111-01700-00400-000

(TID # 4030)

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; i.e., for estate planning purposes.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 31 day of _____, 2013.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Leo F. McKoen, Jr.
Leo F. McKoen, Jr.

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 31 day of July, 2013, by Leo F. McKoen, Jr.

Kay Heath
NOTARY PUBLIC FOR OREGON
My Commission expires: 10-27-14

