

Returned to County

2014-009599

Klamath County, Oregon

AFTER RECORDING RETURN TO:

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



09/15/2014 03:54:39 PM

Fee: \$47.00

GRANTOR'S NAME AND ADDRESS:

John D. McGowen and Amy L. McGowen, H&W
19885 Hwy 39
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:

Jess A. McKoen
20020 Highway 39
Merrill, OR 97633

SEND TAX STATEMENTS TO:

Jess A. McKoen
20020 Highway 39
Merrill, OR 97633

BARGAIN AND SALE DEED

JOHN D. McGOWEN and AMY L. McGOWEN, husband and wife, hereinafter referred to as grantor, conveys to **JESS A. McKOEN**, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

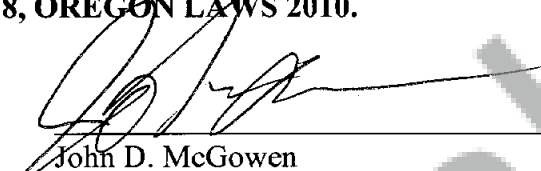
That portion of a parcel of land situated in Section 34, Township 40 South, Range 10 East of the Willamette Meridian, more particularly described as follows: That portion of Parcel 2 of Partition 13-01, filed August 30, 2001, in Klamath County, Oregon, lying Southerly and Easterly of Highway 39.

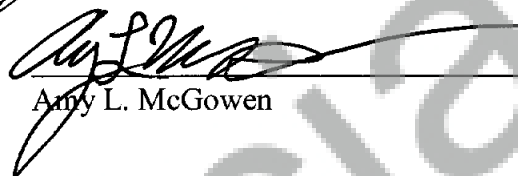
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

IN WITNESS WHEREOF, the grantor has executed this instrument this 10th day of September, 2014.

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

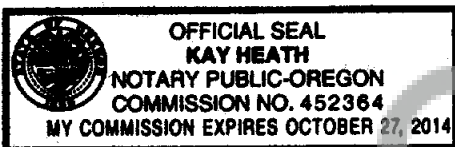
92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 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.

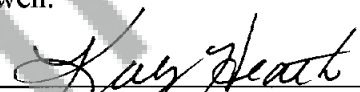

John D. McGowen


Amy L. McGowen

STATE OF OREGON; County of Klamath) ss.

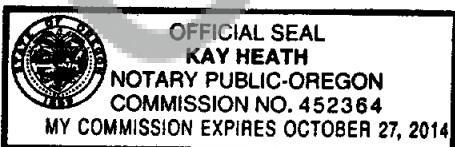
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 10th day of September, 2014, by John D. McGowen.





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

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 12th day of September, 2014, by Amy L. McGowen.




NOTARY PUBLIC FOR OREGON
My Commission expires: