

2014-010196

Klamath County, Oregon

AFTER RECORDING RETURN TO:

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



00159488201400101960020020

10/01/2014 03:52:57 PM

Fee: \$47.00

GRANTOR'S NAME AND ADDRESS:

Joan E. Trotman, Successor Trustee
Trotman Family Trust U.A.D. 04-30-2009

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

JOAN E. TROTMAN, SUCCESSOR TRUSTEE OF THE TROTMAN FAMILY TRUST DATED APRIL 30, 2009, 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:

TOWNSHIP 40 SOUTH, RANGE 10 E.W.M., SECTION 34

A portion of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ described as:

BEGINNING at a point of the East right-of-way line of Merrill Pit Road, being the intersection of the South line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$; thence North along said right-of-way to a point which is 617' South of the North line of the SE $\frac{1}{4}$; thence East along a line which is parallel to and 617' South of the North line of the SE $\frac{1}{4}$ to a point on the Southerly right-of-way line of State Highway No. 39; thence Southeasterly along said Highway right-of-way to the South line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$; thence West along the Southerly line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ to the point of beginning.

Note: It is the intention of the grantor to convey Tax Lot No. 901 of T40S, R10E WM, which is situated to the North of Tax Lot No. 1100, T40S, R10E WM, to the South of that portion of Tax Lot 600, T40S, R10E WM, lying between Merrill Pit Road and State Highway 39, and is bordered on the East by State Highway No. 39 and on the West by Merrill Pit Road.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of the resolution of property line issues.

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 _____ day of _____, 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.

TROTMAN FAMILY TRUST, U.A.D. 04-30-2009

By: Joan E. Trotman
Joan E. Trotman, Successor Trustee

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 1 day of October, 2014, by Joan E. Trotman, Successor Trustee of the Trotman Family Trust, U.A.D. 04-30-2009.

Nicole Colleen Booth
NOTARY PUBLIC FOR OREGON
My Commission expires: May 26, 2018

