

2014-012769

Klamath County, Oregon



00162560201400127690020027

12/10/2014 03:44:55 PM

Fee: \$47.00

AFTER RECORDING RETURN TO:

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

GRANTOR'S NAME AND ADDRESS:

Joan E. Trotman, Successor Trustee  
Trotman Family Trust U.A.D. 04-30-2009  
P. O. Box 507  
Merrill, OR 97633

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:

A parcel of land located in the S $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 34, Township 40 South, Range 10 E.W.M., Klamath County, Oregon, being more particularly described as follows:

That portion of Minor Partition 23-85 lying North of the following described line:  
Beginning at a point on the West line of the S $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 34 from which the South 1/4 corner of said Section 34 bears South 00°23'00" West 1826.92 feet; thence South 77°55'54" East 565.75 feet to the southwesterly right of way line of Highway 39, containing 0.9 acres, more or less, with bearings based on County Survey 3615.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration is for the purpose of effectuating a lot line adjustment pursuant to Final Order in Property Line Adjustment, File No. PLA 12-14, dated October 17, 2014.

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 4<sup>th</sup> day of December, 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

Joan E. Trotman  
Joan E. Trotman, Successor Trustee

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 4<sup>th</sup> day of December, 2014, by Joan E. Trotman as Successor Trustee of the Trotman Family Trust, U.A.D. 04-30-2009.



Kay Heath  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 9-24-18