

2014-012770

Klamath County, Oregon



00162561201400127700020024

12/10/2014 03:45:20 PM

Fee: \$47.00

AFTER RECORDING RETURN TO:

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

GRANTOR'S NAME AND ADDRESS:

Jess A. McKoen  
20020 Highway 39  
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**

**JESS A. McKOEN**, 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 S½NW¼SE¼ of Section 34, Township 40 South, Range 10 E.W.M., Klamath County, Oregon, bounded and described as follows: Commencing at a point 110 feet South of the Northwest corner of the S½NW¼SE¼ of said Section 34; extending thence North along the quarter section line a distance of 110 feet; thence East 128 feet, more or less, to Highway 39; thence Southeasterly along the southwesterly line of said highway a distance of 304 feet; thence West a distance of 125 feet, more or less, to the northeasterly line of old abandoned Highway 39; thence Northwesterly along the easterly line of said old highway a distance of 150 feet, more or less, to a point due East of the point of beginning; thence West to the point of beginning;

TOGETHER WITH that portion of Minor Partition 23-85 lying North of the following described line: Beginning at a point on the West line of the S½NW¼SE¼ 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;

EXCEPTING THEREFROM any portion lying within the Burlington Northern-Santa Fe Railroad right of way;

Containing 1.9 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 consists of or includes other property or value given or promised which is the whole consideration; i.e., pursuant to Final Order of 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 2<sup>nd</sup> day of ~~November~~<sup>December</sup>, 2014.

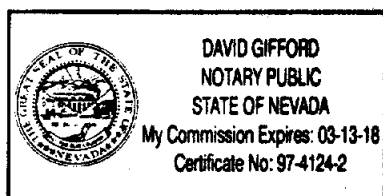
**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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.**

JESS A. McKOEN

By: Rosalind Gerrard  
Rosalind Gerrard, Conservator

STATE OF NEVADA, County of Washoe ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 2<sup>nd</sup> day of ~~November~~<sup>December</sup>, 2014, by Rosalind Gerrard as Conservator of Jess A. McKoen.



David Gifford  
NOTARY PUBLIC FOR NEVADA  
My Commission expires: