

2014-012968

Klamath County, Oregon

AFTER RECORDING RETURN TO:

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



00162804201400129680020021

12/16/2014 01:11:34 PM

Fee: \$47.00

GRANTOR'S NAME AND ADDRESS:

Mary E. O'Keeffe, Successor Trustee of the
O'Keeffe Family Trust u.a.d. January 30, 1991
1530 Pacific Terrace
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

MARY E. O'KEEFFE, SUCCESSOR TRUSTEE OF THE O'KEEFFE FAMILY TRUST U.A.D. JANUARY 30, 1991, 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 EAST. W.M., SECTION 34:

The northly 617 feet of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ lying southerly of the Klamath Falls – Malin State Highway 39 and easterly of Merrill Pit Road.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1,000.00.

IN WITNESS WHEREOF, the grantor has executed this instrument this 16 day of Dec, 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.

O'KEEFFE FAMILY TRUST, U.A.D. 01-30-1991

By: Mary E. O'Keeffe
Mary E. O'Keeffe, Successor Trustee

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 16 day of December, 2014, by Mary E. O'Keeffe, as Successor Trustee of the O'Keeffe Family Trust, U.A.D. January 30, 1991.



Kay Heath
NOTARY PUBLIC FOR OREGON
My Commission expires: 9-24-2018