

2015-002540

Klamath County, Oregon

AFTER RECORDING, RETURN TO:

Bruce R. Durkee, Esq.



00166732201500025400030034

UNTIL REQUESTED OTHERWISE,
SEND ALL TAX STATEMENTS TO:

03/24/2015 08:54:46 AM

Fee: \$52.00

Gary G. Mackenzie, Trustee
PO Box 155
La Canada, CA 91012

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

GARY MACKENZIE, Grantor, conveys and specially warrants to GARY G. MACKENZIE, as Trustee of The Mackenzie Trust, dated February 9, 2015, Grantee, the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein:

Land in Klamath County, Oregon, described more particularly as follows:

SEE ATTACHED AND INCORPORATED EXHIBIT A

The property is free of all encumbrances created or suffered by the Grantor except: None.

The true consideration for this conveyance is \$0.00. (Here, comply with the requirements of ORS 93.030.)

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930

Dated this 27 day of February, 2015

Grantor:


GARY MACKENZIE

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Riverside)

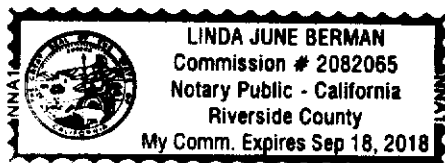
On February 9, 2015, before me, Linda June Berman, notary public, personally appeared GARY G. MACKENZIE who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Linda June Berman (Seal)



The legal description incorporated herewith has been taken from a previous deed recorded on February 9, 2004 document #M04-07541 and has not been verified as to authenticity or accuracy.

EXHIBIT A

PARCEL 1:

A tract of land being in the SE 1/4 SE 1/4 of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin which lies West along the Township line a distance of 373.0 feet and North 0° 45' West parallel to the East Township line a distance of 30.0 feet from the Southeast corner of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, and running thence; Continuing North 0° 45' West a distance of 208.7 feet to an iron pin; thence West parallel to the South Township line a distance of 144.4 feet to an iron pin; thence South 0° 45' East a distance of 208.7 feet to an iron pin which lies 30 feet North of the South Township line; thence East a distance of 144.4 feet, more or less, to the point of beginning.

TOGETHER WITH that portion of vacated public road adjoining that inured thereto by Order entered April 21, 1971 in Commissioner's Journal.

SAVE AND EXCEPT the West 5 feet as recorded in Warranty Deed recorded July 21, 1975 in Book M-75 at Page 8231

PARCEL 2:

A tract of land 25 feet by 25 feet, in the SE 1/4 SE 1/4 of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, together with pumping equipment thereon, more particularly described as follows:

Beginning at an iron pin which lies West along the Township line a distance of 258 feet and North 0° 45' West parallel to the East Township line a distance of 30 feet from the Southeast corner of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, and running thence West, parallel to and 30 feet North of the South Township line a distance of 90 feet to an iron pin which is the true point of beginning of this description; thence running North 0° 45' West a distance of 25 feet from an iron pin; thence West a distance of 25 feet to an iron pin; thence South 0° 45' East 25 feet to a line which is parallel to and 30 feet North of the East-West Township line; thence East along said line 25 feet to the point of beginning.

TOGETHER WITH that portion of vacated public road adjoining that inured thereto by Order entered April 21, 1971 in Commissioner's Journal.

PARCEL 3:

A tract of land in the SE 1/4 SE 1/4 of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin which lies West along the Township line a distance of 258 feet and North 0° 45' West parallel to the East Township line a distance of 30 feet from the Southeast corner of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, and running thence West parallel to and 30 feet North of the South Township line, a distance of 90 feet to an iron pin; thence North 0° 45' West a distance of 25 feet to an iron pin; thence West a distance of 25 feet to an iron pin; thence North 0 degrees 45' West a distance of 183.7 feet to an iron pin; thence East parallel to the South Township line a distance of 130 feet to a point; thence South 0° 37' West a distance of 208.7 feet to a point which lies 30 feet North of the South Township line; thence West 10 feet, more or less, to the point of beginning.

TOGETHER WITH that portion of vacated public road adjoining that inured thereto by Order entered April 21, 1971 in Commissioner's Journal.