

2015-002543

Klamath County, Oregon

AFTER RECORDING, RETURN TO:

Bruce R. Durkee, Esq.



03/24/2015 08:57:04 AM

Fee: \$52.00

UNTIL REQUESTED OTHERWISE,  
SEND ALL TAX STATEMENTS TO:

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 27, 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)



4 The legal description incorporated herewith has been taken from a previous deed recorded on March 12, 2002 document #M02-14744 and has not been verified as to authenticity or accuracy.

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EXHIBIT A

**Beginning at the Northeast corner of the Northeast quarter of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and running West 100 feet along the section line of the said section to a point, being the point of beginning; thence West along said section line a distance of 467.4 feet to a point; thence South to a point on the North line of State Highway 66; thence in an Easterly direction along the North line of said State Highway 66 to a point 100 feet West of the township line between Townships 7 and 8 East of the Willamette Meridian; thence North to the point of beginning.**

**LESS the property from the above described premises sold by Kenneth Vetkos and Thelma Vetkos to W. L. Freer and Doris Freer, husband and wife, as more particularly described in Volume 226 at Page 318, Deed records of Klamath County, Oregon.**

**ALSO EXCEPTING THEREFROM a strip of land 60.00 feet wide, being 30.00 feet on either side of the following described centerline:**

**Commencing at the Northeast corner of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence South 89°58'04" West along the North boundary of said Section 1 a distance of 537.40 feet to the true point of beginning; thence South 258.7 feet to a point on State Highway #66, as conveyed to Klamath County, Oregon by Bargain and Sale Deed recorded July 15, 1971 in Book M71 at Page 7425.**