

2015-002546

Klamath County, Oregon



00166738201500025460030035

03/24/2015 08:58:59 AM

Fee: \$52.00

AFTER RECORDING, RETURN TO:

Bruce R. Durkee, Esq.

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

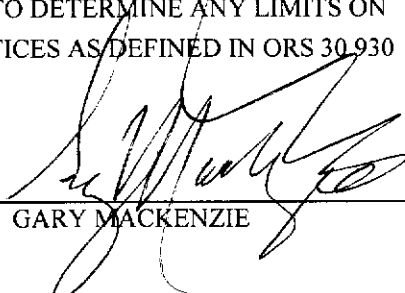
The property is free of all encumbrances created or suffered by the Grantor except: None.

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)

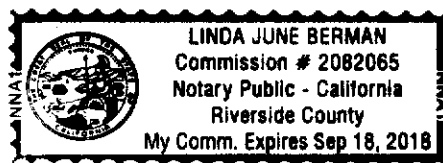
On February 27, 2015, before me, Linda June Berman, notary public, personally appeared GARY G. MACKENZIE who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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)



The legal description incorporated herewith has been taken from a previous deed recorded on October 29, 2004 document #M04-74373 and has not been verified as to authenticity or accuracy.

EXHIBIT A

PARCEL 1:

Lots 21B and 22B, LAKESHORE GARDENS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

PARCEL 2:

Lot 23B, LAKESHORE GARDENS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

PARCEL 3:

That portion of the Drain adjoining Lot 21B of LAKESHORE GARDENS, as shown on the official plat thereof, on file in the office of the County Clerk, Klamath County, Oregon, described as follows:

Beginning at the Northeast corner of Lot 21B of said plat of LAKESHORE GARDENS; thence South 69° 12' East along an Easterly extension of the North line of said Lot 21B, 39 feet, more or less, to the East line of said Drain; thence South 14° 01' West along the East line of said Drain to the intersection of said East line with an Easterly extension of the South line of said Lot 21B; thence South 88° 56' West along the Easterly extension of the South line of said Lot 21B to the Southeast corner of said Lot 21B; thence North 14° 01' East along the East line of said Lot 21B, 328.3 feet to the Northeast corner thereof and the point of beginning.