

RECORDED AT THE REQUEST OF,  
AND WHEN RECORDED RETURN TO:  
SCOTT M. McCULLOUGH, ESQ.  
CALLISTER NEBEKER & McCULLOUGH  
Zions Bank Building Suite 900  
10 East South Temple  
Salt Lake City, Utah 84133

Until a change is requested all tax statements  
Shall be sent to the following address:  
Mary C. McGee  
21665 Highway 140 E  
Dairy, Oregon 97625

### SPECIAL WARRANTY DEED

MARY C. MCGEE, of Dairy, Klamath County, State of Oregon ("Grantor") hereby CONVEYS and WARRANTS, against all claiming by, through or under Grantor, to MEMBERS TRUST COMPANY, FSB with office at America First Credit Union, Weber County, Utah, as Trustee of the Mary C. McGee Revocable Trust as amended and restated on June 9, 2004, and as thereafter amended, whose address is 4768 Harrison Blvd., Ogden, Utah 84403, ("Grantee"), the following tract of land located in Klamath County, State of Oregon:

See Exhibit A attached hereto and made a part hereof.

TOGETHER with all improvements and appurtenances thereunto belonging, but being SUBJECT to any and all easements, rights-of-way and restrictions of record and those enforceable in law and equity.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on the 6 day of June, 2016.

Mary C McGee  
MARY C. MCGEE

STATE OF OREGON       )  
                                  :SS.  
COUNTY OF KLAMATH   )

On the 6 day of June, 2016, personally appeared before me MARY C. MCGEE, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose names is signed on the preceding document, who duly acknowledged to me that she executed the same voluntarily for its stated purpose.



Angela Kay Garcia  
Notary Public  
Residing at: Klamath Falls, OR  
My Commission Expires: June 02, 2019

**Exhibit A**  
**Legal Description**

A tract of land situated in the SE 1/4 NE 1/4 of Section 33, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East line of said SE 1/4 NE 1/4 from which point the Northeast corner of said SE 1/4 NE 1/4 bears North 00° 02' 28" East 300.00 feet; thence South 00° 02' 28" West, on said East line, 173.96 feet; thence South 71° 11' 50" West, 582.82 feet; thence South 80° 57' 06" West 776.32 feet to a point on the West line of said SE 1/4 NE 1/4; thence North 00° 13' 13" East on said West line, 137.61 feet to the Easterly line of a tract of land described in Deed Volume 47 at Page 593, Klamath County Deed Records; thence Northeasterly along said Easterly line to a point on the North line of said SE 1/4 NE 1/4; thence North 89° 29' 53" East on said North line, 591.88 feet to the Northwest corner of a tract of land described in Deed Volume M-78 at Page 3585, Klamath County Deed Records; thence South 00° 02' 28" West on the West line of the last mentioned tract of land, 300.00 feet to the Southwest corner thereof; thence North 89° 29' 53" East on the South line of the last mentioned tract of land, 300.00 feet to the point of beginning of this description.

TOGETHER WITH a tract of land situated in the SE 1/4 NE 1/4 of Section 33, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northwest corner of said SE 1/4 NE 1/4; thence North 89° 29' 53" East along the North line of said SE 1/4 NE 1/4 316.66 feet to the Westerly line of a tract of land described in Deed Volume 47 at Page 593, Klamath County Deed Records; thence Southwesterly along said Westerly line to the West line of said SE 1/4 NE 1/4; thence North 00° 13' 13" East along the West line of said SE 1/4 NE 1/4, 508.39 feet to the point of beginning.

AND that portion of the SW 1/4 NE 1/4 in Section 33, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon described as follows:

Beginning at the Northeast corner of the SW 1/4 NE 1/4; thence West along the North quarter line of said SW 1/4 NE 1/4 a distance of 300 feet, more or less; thence Southeast a distance of 590.30 feet, more or less, to the Intersection of the right of way of the OC & E Railroad with the East quarter line of said SW 1/4 NE 1/4; thence North along the East quarter line of said SW 1/4 NE 1/4 a distance of 508.39 feet, more or less, to the point of beginning.