

2016-006199

Klamath County, Oregon

06/14/2016 08:47:18 AM

Fee: \$47.00

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 CAROL 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.

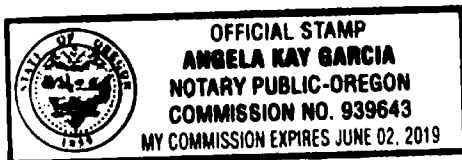
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00.

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

Mary Carol McGee  
MARY CAROL MCGEE

STATE OF OREGON )  
:SS.  
COUNTY OF KLAMATH )

On the 6 day of June, 2016, personally appeared before me MARY CAROL MCGEE, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name 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, W.M., Klamath County, Oregon being more particularly described as follows: Beginning at a point on the East line of said SE 1/4 NE 1/4 from which the NE corner of said SE 1/4 NE 1/4 bears North 00° 02' 28" East, 473.96 feet thence South 71° 11' 50" West 582.82 feet thence South 20° 45' 28" East, 236.25 feet to a point on the North right of way line of State Highway 140; thence Northeasterly on said North right of way line to a point on the East line of said SE 1/4 NE 1/4 thence North 00° 02' 28" East on said East line, 170.00 feet to the point of beginning containing 2.56 acres more or less. Subject to an easement for ingress and egress 60 feet in width and described in Deed Volume 142 at page 1, Klamath County Deed Records. Also subject to any and all right of ways and easements of record and those apparent on the land. Minor Land Partition 80-41 Parcel #3.