



00195243201600122540030030

11/16/2016 02:08:32 PM

Fee: \$52.00

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.  
620 Main Street  
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Diane P. McKoen, Successor Trustee of the  
Leo F. McKoen, Jr., Living Trust,  
UAD 07-09-13  
18412 O'Keefe Rd.  
Tulelake, CA 96134

GRANTEE'S NAME AND ADDRESS:

Michael J. McKoen  
P. O. Box 195  
Merrill, OR 97633

SEND TAX STATEMENTS TO:

Michael J. McKoen  
P. O. Box 195  
Merrill, OR 97633

**BARGAIN AND SALE DEED**

**DIANE P. McKOEN, SUCCESSOR TRUSTEE OF THE LEO F. McKOEN, JR., LIVING TRUST, U.A.D. 07-09-13**, hereinafter referred to as grantor, conveys to **MICHAEL J. McKOEN**, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

(See Exhibit "A" attached hereto and incorporated herein by this reference.)

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; i.e., distribution of the assets of the Leo F. McKoen, Jr., Living Trust, U.A.D. 07-09-13

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 1 day of November, 2016.

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED**

USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

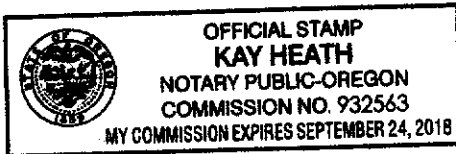
LEO F. McKOEN, JR., LIVING  
TRUST, U.A.D. 07-09-13

By: Diane P. McKoen  
Diane P. McKoen, Successor Trustee

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 1 day of  
NOV., 2016, by Diane P. McKoen as Successor Trustee of the Leo F. McKoen, Jr.,  
Living Trust, U.A.D. 07-09-13.

Kay Heath  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 9-24-18



**EXHIBIT "A"**

(Attached to and made a part of Bargain and Sale Deed wherein Diane P. McKoen, Successor Trustee of the Leo F. McKoen, Jr., Living Trust, U.A.D. 07-09-13, is Grantor, and Michael J. McKoen is Grantee, dated the 1 day of NOV, 2016.)

**REAL PROPERTY DESCRIPTION**

**PARCEL 1:**

A parcel of land in Government Lot 11, Section 16, T. 41 S., Range 11, E.W.M., Klamath County, Oregon, being more particularly described as follows:

Beginning at the intersection of the East line of said Section 16 with the Northeasterly right of way line of Oregon Highway No. 39; thence N. 39°38'52" W, along said right of way line a distance of 712.19 feet to a 5/8" iron pin on the North line of said Lot 11; thence leaving said right of way line N. 89°59'44" E. a distance of 454.39 feet to the East line of Section 16; thence S. 0°00'16" E. along said Section line a distance of 548.41 feet to the point of beginning. LESS AND EXCEPTING the East 30 feet thereof contained in the right of way of the USRS No. 42 Drain theretofore conveyed by Dora Pope, *et vir*, to the United States by deed recorded in Volume 69, page 151, records of Klamath County, Oregon. The above described tract contains 2.50 acres, more or less.

SUBJECT TO: Terms and conditions of special assessment as farm use and the right of Klamath County, Oregon, to additional taxes, plus interest in the event said use should be changed, which obligations Grantee assumes and agrees to pay and perform.

Property ID #: R879799

Map Tax Lot #: R-4111-01600-01501-000

(KID)

**PARCEL 2:**

Lots 16 and 17 and all that part of Lots 15 and 18, lying West of a line running North and South and distant 1049 feet West of the East line of said Lots 15 and 18 all in Section 16, Township 41 South, Range 11, EWM.

SUBJECT TO: Terms and conditions of special assessment as farm use and the right of Klamath County, Oregon, to additional taxes, plus interest in the event said use should be changed, which obligations Grantee assumes and agrees to pay and perform.

Property ID #: R107208

Map Tax Lot #: R-4111-01600-01200-000

(TID # 4039-1)

**PARCEL 3:**

Farm Unit "A", according to the Farm Unit plat, or Lot 11 of Section 17, Township 41 South, Range 11 EWM.

SUBJECT TO: Terms and conditions of special assessment as farm use and the right of Klamath County, Oregon, to additional taxes, plus interest in the event said use should be changed, which obligations Grantee assumes and agrees to pay and perform.

Property ID #: R107217

Map Tax Lot #: R-4111-01700-00400-000

(TID # 4030)