



THIS SPACE RESERVED FOR

2017-012617
Klamath County, Oregon
11/01/2017 03:16:50 PM
Fee: \$47.00

After recording return to:

Christopher L. McKoen and Lorelee W. McKoen
PO Box 52
Merrill, OR 97633

Until a change is requested all tax statements shall be sent to the following address:

Christopher L. McKoen and Lorelee W. McKoen
PO Box 52
Merrill, OR 97633
File No. 192395AM

STATUTORY WARRANTY DEED

Pope Ranch Properties, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Christopher L. McKoen and Lorelee W. McKoen, as Tenants by the Entirety,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Parcel A:

Parcel 1 of Land Partition 01-13 situated in the NE1/4 SE1/4 of Section 4, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon recorded August 5, 2013 in Volume 2013-008849, Microfilm Records of Klamath County, Oregon.

Parcel B:

Beginning on the East and West center line of Section 4, Township 41 South, of Range 11, East of the Willamette Meridian, Klamath County, Oregon, at a point 640 feet East of the Southwest corner of SE1/4 NE1/4 of said section; thence West 640 feet; thence North 500 feet; thence East 360 feet to the irrigation ditch; thence Southeasterly in a straight line, along the irrigation ditch to the point of beginning.

Together with that portion of vacated Pope Road which inures by law thereto as vacated by Commissioner's Journal, Volume 32, page 402.

The true and actual consideration for this conveyance is \$145,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 20 day of Oct., 2017

Pope Ranch Properties LLC, an Oregon Limited Liability Company

By: [Signature]
Lynn R. Pope, Manager

By: [Signature]
Lyleen K. Pope, Manager

State of Oregon } ss
County of Klamath }

On this 20 day of October, 2017, before me, Heather Sciorba a Notary Public in and for said state, personally appeared Lynn R. Pope and Lyleen K. Pope, Managers of Pope Ranch Properties LLC known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]

Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: January 9, 2018

