



THIS SPACE RESERVED FOR

2020-002365

Klamath County, Oregon

02/26/2020 03:52:05 PM

Fee: \$92.00

Mary Ann Keown, Trustee of the Keown Family Revocable
Living Trust

19306 Galen rd

Bend, OR 97702

Grantor's Name and Address

Mary Ann Keown, Trustee of the Keown Family Revocable
Living Trust

19306 Galen rd

Bend, OR 97702

Grantee's Name and Address

After recording return to:

Mary Ann Keown, Trustee of the Keown Family Revocable
Living Trust

19306 Galen rd

Bend, OR 97702

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

Kimberly Christine White

Mary Ann Keown, Trustee of the Keown Family Revocable
Living Trust

19306 Galen rd

File No. 346917AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Mary Ann Keown, Trustee of the Keown Family Revocable Living Trust also known as the Keown Revocable Living Trust,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Mary Ann Keown, Trustee of the Keown Family Revocable Living Trust

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

***See Exhibit A**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2408-025C0-04500 149128

The true and actual consideration paid for this transfer, stated to Change Vesting.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.



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.

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.

In Witness Whereof, the grantor has executed this instrument this 13th day of Feb, 2020, if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Keown Family Revocable Living Trust

By: Mary Ann Keown, Trustee Date: 2-13-2020
Mary Ann Keown, Trustee

State of Oregon } ss.
County of Deschutes }

On this 13th day of Feb, 2020, before me, Jillian Nadene Pickle a Notary Public in and for said state, personally appeared Mary Ann Keown known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Keown Revocable Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

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

Jillian Nadene Pickle
Notary Public for the State of Oregon »
Residing at: Lake Oregon
Commission Expires: Oct 16 2020

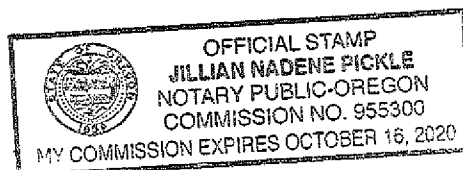


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the SE1/4 SW1/4 Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the South line of the Southeast Quarter of the Southwest Quarter of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, which is North 89°42'20" East a distance of 450 feet East of the Southwest corner of said Southeast Quarter of the Southwest Quarter; thence continuing North 89°42'20" East a distance of 210.47 feet; thence North 00°04'25" East a distance of 897.62 feet; thence South 62°49'00" West a distance of 243.42 feet; thence South 00°04'25" West to the Southerly line of the Southeast Quarter of the Southwest Quarter of said Section and the point of beginning.

Together with:

A parcel of land situated in the SE1/4 SW1/4 Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the east line of that parcel of land described in Deed Volume M76 at page 6527 of the Klamath County Deed Records, from which the West 1/16 corner common to Section 36, Township 24 South, Range 8 East of the Willamette Meridian, and said Section 25 bears S 00°23'21" E 441.87 feet and S 89°42'26" W 450.00 feet; thence N 01°19'26" W 341.41 feet to a point on the north line of that parcel of land described in said Deed Volume M76 at Page 6527; thence N 62°46'52" E, along the said north line, 10.32 feet to the northeast corner of said deed volume; thence S 00°23'21" E 345.95 feet to the point of beginning,

Excepting therefrom:

A parcel of land situated in the SE1/4 SW1/4 Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the west line of that parcel of land described in Deed Volume 2010 at page 011367 of the Klamath County Deed Records, from which the West 1/16 corner common to Section 36, Township 24 South, Range 8 East of the Willamette Meridian, and said Section 25 bears S 00°23'21" E 441.87 feet and S 89°42'26" W 450.00 feet; thence S 01°19'26" E 441.94 feet to a point on the south line of that parcel of land described in said Deed Volume 2010 at page 011367; thence S 89°42'26" W, along the said south line, 7.21 feet to the southwest corner of said deed volume; thence N 00°23'21" W 441.87 feet to the point of beginning.