

2022-009650

Klamath County, Oregon



0030434320220096500060063

08/08/2022 02:31:02 PM

Fee: \$107.00

Returned at Counter

AFTER RECORDING RETURN TO:

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

GRANTOR'S NAME AND ADDRESS:

Michael John McKoen, Successor Trustee of the
Barbara Jean McKoen 1978 Living Trust
and
Michael John McKoen, Successor Trustee of the
Barbara Jean McKoen 1978 Living Trust
u/t/a April 11, 1978
P. O. Box 195
Merrill, OR 97633

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

MICHAEL JOHN McKOEN, SUCCESSOR TRUSTEE OF THE BARBARA JEAN McKOEN 1978 TRUST, as to an undivided one-half interest, and MICHAEL JOHN McKOEN, TRUSTEE OF THE BARBARA JEAN McKOEN 1978 LIVING TRUST u/t/a APRIL 11, 1978, as to an undivided one-half interest, 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:

All that portion of Government Lot 11, Section 16, Township 41 South, Range 11 East of the Willamette Meridian, lying Northeasterly of State Highway 39, SAVING AND EXCEPTING the following described parcel:

Beginning at the intersection of the East line of said Section 16 with the Northerly right-of-way line of Oregon Highway No. 39; thence North 39°38'52" West along said right-of-way line, 712.19 feet to a 5/8 inch iron pin; thence leaving said right-of-way line North 89°59'44" East 454.39 feet to said East section line; thence South 00°00'16" East along said East section line 548.41 feet to the point of beginning.

LESS AND EXCEPTING the East 30 feet thereof contained in the right of way U.S.R.S. No. 42 Drain heretofore conveyed by Dora Pope, *et vir*, to the United States by deed recorded in Volume 69, page 151, Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM all that portion conveyed to Klamath County by deed recorded January 6, 1936 in Volume 105, page 108.

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., the distribution of assets of the Barbara Jean McKoen 1978 Living Trust, uad 04-11-1978

IN WITNESS WHEREOF, the grantor has executed this instrument this 8 day of August, 2022.

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.

BARBARA JEAN McKOEN
1978 LIVING TRUST

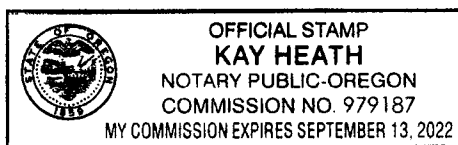
BARBARA JEAN McKOEN
1978 LIVING TRUST u/t/a/
1978

By: Michael John McKoen
Michael John McKoen,
Successor Trustee

By: Michael John McKoen
Michael John McKoen,
Successor Trustee

STATE OF OREGON; County of Klamath) ss.

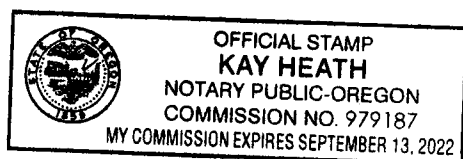
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 8 day of August, 2022, by Michael John McKoen, as Successor Trustee of the Barbara Jean McKoen 1978 Living Trust.



Kay Heath
NOTARY PUBLIC FOR OREGON
My Commission expires: 9-13-2022

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 8 day of August, 2022, by Michael John McKoen, as Successor Trustee of the Barbara Jean McKoen 1978 Living Trust, u/t/a/ April 11, 1978.



Kay Heath
NOTARY PUBLIC FOR OREGON
My Commission expires: 9-13-2022

CONSENT TO TRANSFER AND RELEASE
BY BENEFICIARIES OF THE
BARBARA JEAN McKOEN 1978 LIVING TRUST

WE, DIANE P. McKOEN, of 18412 O'Keefe Rd., Tullake, California, 96134, individually, and as the Trustee of the Diane P. McKoen Living Trust, uad 07-09-2013, and PATRICIA L. BROWN, of 1509 Co Rd 102, Tullake, California 96134, enter into this Consent to Transfer and Release of All Claims this 8 day of August, 2022, and hereby state as follows:

WHEREAS, Article VII, Distribution of Trust, of the Barbara Jean McKoen 1978 Living Trust, uad 04-11-1978 (hereinafter the "Trust"), subparagraph B.5 makes a specific gift of the hereinafter-described real property to LEO FRANK McKOEN, JR., and MICHAEL JOHN McKOEN, said real property described as follows, to-wit:

All that portion of Government Lot 11, Section 16, Township 41 South, Range 11 East of the Willamette Meridian, lying Northeasterly of State Highway 39, SAVING AND EXCEPTING the following described parcel:

Beginning at the intersection of the East line of said Section 16 with the Northerly right-of-way line of Oregon Highway No. 39; thence North 39°38'52" West along said right-of-way line, 712.19 feet to a 5/8 inch iron pin; thence leaving said right-of-way line North 89°59'44" East 454.39 feet to said East section line; thence South 00°00'16" East along said East section line 548.41 feet to the point of beginning.

LESS AND EXCEPTING the East 30 feet thereof contained in the right of way U.S.R.S. No. 42 Drain heretofore conveyed by Dora Pope, *et vir*, to the United States by deed recorded in Volume 69, page 151, Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM all that portion conveyed to Klamath County by deed recorded January 6, 1936 in Volume 105, page 108.

(hereinafter the "Real Property") and

WHEREAS, irrespective of the terms of the Trust, pursuant to a title search conducted by AmeriTitle, LLC, and reported in Preliminary Title Report dated May 10, 2022, the Real Property is vested as follows:

Leo F. McKoen, Sr. and Barbara J. McKoen, Trustees of the Barbara Jean McKoen 1978 Living Trust as to an undivided 1/2 interest;

and

Barbara J. McKoen and Leo F. McKoen Sr., Initial Trustees of the Barbara Jean McKoen 1978 Living Trust u/t/a/ April 11, 1978 as to an undivided 1/2 interest;

and

WHEREAS, LEO FRANK McKOEN, JR., died on January 28, 2000; and

WHEREAS, DIANE P. McKOEN is his sole heir; that LEO FRANK McKOEN and
DIANE P. McKOEN have two children, namely: MICHAEL JOHN McKOEN, aka
MICHAEL J. McKOEN, and PATRICIA L. BROWN; and

WHEREAS, Article IX, Office of Trustee, subparagraph A..2.b. of the Trust designates
the Successor Trustee of the Trust to be MICHAEL JOHN McKOEN, after the deaths of the Co-
trustees, LEO FRANK McKOEN, JR., and MICHAEL LEE McKOEN.

NOW, THEREFORE, we, as the beneficiaries of the LEO F. McKOEN, JR., LIVING
TRUST, uad 07-09-213 (hereinafter the "Leo Trust"), do hereby enter into the following consent
and release:

CONSENT TO TRANSFER

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged,
the undersigned hereby consent to the execution of a Bargain and Sale Deed wherein MICHAEL
JOHN McKOEN, SUCCESSOR TRUSTEE OF THE BARBARA JEAN McKOEN 1978
LIVING TRUST, as to an undivided one-half interest, and MICHAEL JOHN McKOEN,
SUCCESSOR TRUSTEE OF THE BARBARA JEAN McKOEN 1978 LIVING TRUST, u/t/a
April 11, 1978, as to an undivided one-half interest, as grantor, to MICHAEL J. McKOEN, as
grantee, conveying to Michael J. McKoen, individually, the hereabove-described Real Property.

RELEASE OF ALL CLAIMS

KNOW ALL MEN BY THESE PRESENTS THAT:

The undersigned, Diane P. McKoen, individually, and as Trustee of the Diane P. McKoen
Living Trust, uad 07-09-2013, and Patricia L. Brown, for an in consideration of the gifts and
bequests made by the Bargara Jean McKoen1978 Living Trust, uad 04-11-1978, to Michael John

McKoen, and the distribution of the assets of the Barbara Jean McKoen 1978 Living Trust, in accordance with the terms and conditions of said Trust, the receipt and sufficiency of which is hereby acknowledged, for herself and for her heirs, personal representatives and assigns does hereby release and forever discharge Michael John McKoen, personally and as the Successor Trustee of the Barbara Jean McKoen 1978 Living Trust, uad 04-11-1978, and his respective heirs, representatives, successors and assigns, from any and all liability, claims, demands, damages, costs, expenses, loss of services, actions, causes of actions, civil, criminal or otherwise, both present and future, arising out of the transfer by bargain and sale deed by Michael John McKoen, Successor Trustee of the Barbara Jean McKoen 178 Living Trust, uad 04-11-1978, as grantor, to Michael J. McKoen, as grantee, of the hereinabove-described Real Property.

DIANE P. MCKOEN LIVING TRUST

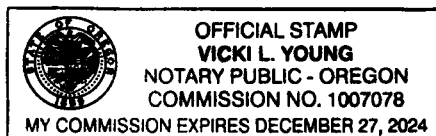
By: Diane P. McKoen
Diane P. McKoen, Trustee

Patricia L. Brown
Patricia L. Brown

Diane P. McKoen
Diane P. McKoen, Individually

STATE OF OREGON; County of Klamath) ss.

THE FOREGOING INSTRUMENT was acknowledged before me this 8th day of August, 2022, by Diane P. McKoen, as Trustee of the Diane P. McKoen Living Trust, uad 07-09-2013.

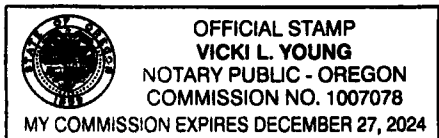


Vicki L. Young
NOTARY PUBLIC FOR OREGON
My Commission expires: 12-27-2024

(Acknowledgments continue on Page 4)

STATE OF OREGON; County of Klamath) ss.

THE FOREGOING INSTRUMENT was acknowledged before me this 8th day of August, 2022, by Diane P. McKoen, individually.



Diane McKoen
NOTARY PUBLIC FOR OREGON
My Commission expires: 12-27-2024

STATE OF OREGON; County of Klamath) ss.

THE FOREGOING INSTRUMENT was acknowledged before me this 8th day of August, 2022, by Patricia L. Brown.



Kay Heath
NOTARY PUBLIC FOR OREGON
My Commission expires: 9-13-22