

AFTER RECORDING RETURN TO:

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

GRANTOR'S NAME AND ADDRESS:

Katherine Holl,  
Dennis V. Holl, aka Denny V. Holl, and  
Ahern Ranch LLC, an Oregon  
Limited Liability Company  
P. O. Box 84  
Merrill, OR 97633

GRANTEE'S NAME AND ADDRESS:

Michael J. McKoen and  
Jennifer K. McKoen, H&W  
P. O. Box 343  
Merrill, OR 97633

SEND TAX STATEMENTS TO:

Michael J. McKoen and  
Jennifer K. McKoen  
P. O. Box 343  
Merrill, OR 97633

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS, That KATHERINE HOLL, DENNIS V. HOLL, who acquired title as DENNY V. HOLL, and AHERN RANCH LLC, an Oregon Limited Liability Company, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL J. McKOEN and JENNIFER K. McKOEN, Husband and Wife, as tenants by the entirety, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, 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:**

A parcel of land situated in Section 2, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Parcel 2 of minor land partition 69.91 filed May 12, 1992, in Klamath County, Oregon

Property ID No.: 100777  
Map Tax Lot No.: 4110-00200-0080

**TO HAVE AND TO HOLD THE SAME** unto the grantee and grantee's heirs, successors and assigns forever.

**AND GRANTOR HEREBY COVENANTS** to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above-granted premises, free from all encumbrances except those of record and those apparent on the land, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above-described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$475,000.00.

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

IN WITNESS WHEREOF, the grantor has executed this instrument this 17 day of December, 2024; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

**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.**

AHERN RANCH LLC

Katherine Holl  
Katherine Holl

By: Katherine Holl  
Katherine Holl, Manager

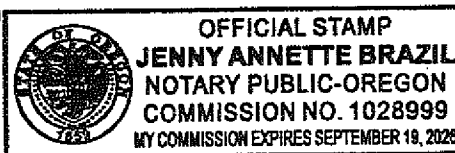
Dennis V. Holl  
Dennis V. Holl

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 17 day of December, 2024, by Katherine Holl, Individually.

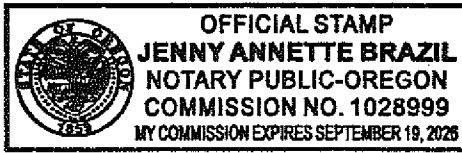
Jenny Annette Brazil  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 9/19/2026

(Acknowledgments continue on page 3.)



STATE OF OREGON; County of Klamath ) ss.

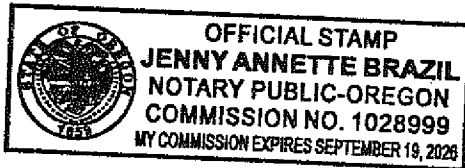
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 17 day of December, 2024, by Dennis V. Holl.



JAB  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 9/19/2026

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 17 day of December, 2004, by Katherine Holl as Manager of Ahern Ranch LLC, an Oregon Limited Liability Company.



JAB  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 9/19/2026