PEORAE He 633 J WARRANTY DEED Sok 94739 KNOW ALL MEN BY THESE PRESENTS, ThatGerrit. Wiersma.and Agnes Vol. mgg Page 20918 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Earl Wiersma and Pam Wiersma does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of in birKlamath discributionand State of Oregon, described as follows, to wit: or John See, attached Exhibit A "incorporated by this reference." Subject to: 1. The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. 2. Rights of the Federal Government, 2001 the State of Oregon, and the general public in any portion of the herein described premises lying below the high water line of Lost River. 3. Acreage and use limitations under provisions of United States statutes and regulations issued thereunder. 4. Liens and assessments of Klamath Project and Horsefly Irrigation District and regulations, contracts, easements, water and irrigation rights in connection therewith. 5. Easement contained in deed from John S. Horn et al., to the Horsefly Irrigation District dated August 10, 1926, recorded November 27, 1926, Volume 81, page 464, Deed Records of Klamath County, Oregon, as follows: "Also a flowage right, over all the remaining land of East Bonanza, which borders on either side of Lost River, excepting Block, 29B, so that the Horsefly Irrigation District may maintain the water heights at its present level of 40 feet above bedrock in Lost River measured at the lowest point on the rock of the East side Dam for irrigation purposes." 6. Right of way for transmission line, including the terms and provisions thereof, given by Martha C. Yates to the California Oregon Power Company, a California corporation, dated June 10, 1941, recorded July 2, 1941 page 197, Deed Records of Klamath County, Oregon. Affects NW 1/4 NE 1/4 Section 15. 7. Easement for transmission line, including the terms and provisions thereof, given by Ben Oden and Velma Oden, husband and wife, to the California Oregon Power Company dated October 18, 1955, recorded October 31, 1955, Volume 278, page 504, Deed Records /Vol 139 c of Klamath County, Oregon. IFAF Leater Star Star Ste Jeldur Section Street Once 8. Easement and agree-To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns torever. Ľ. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that 000 grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances..... excepting any additional taxes levied by reason of disqualification for special assessment as farm land which Grantee herein assumes and agrees to pay; granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoand that grantor will warrant and forever defend the above ever, except those claiming under the above described encumbrances. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$...300,000.00... @However, the actual consideration consists of or includes other property or value given or promised which In construing this deed and where the context so requires, the singular includes the plural WITNESS grantor's hand this ______ day of ______ Nodewable requires, 19.8 THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-SCRIBED 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 APPROVED USES. Consit When Gerrit Wiersma agnes Wierom STATE OF OREGON, County ofKlamath.... Agnes Wiersma Personally appeared the above named .Gerrit Wiersma and Agnes Wiersma ..., 19 88 Nov. and acknowledged the foregoing instrument to be their voluntary act and deed. MADALINE DEPUY Before me: Madaline (QUUICAR SEAUBLIC-OREGON Notary Public for Oregon My Commission Expires August 24, 1989 My commission expires Aug 24, 1989 NOTE_TL applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as de nded by the 1967 Special Sessio Lines 1 1 omanicul nes <u>.o</u>. S 131 STATE OF OREGON, GRANTOR'S NAME AND ADDRESS 97623 County of SS. I certify that the within instru-EARLYPAM WIERSMA ment was received for record on the P 0 BOX 177day of BONANZA . OR .9762800000 . at .. o'clock M., and recorded in book/reel/volume, on page After recording return to ACE RESERVED or as fee/file/instrument/microfilm/re-EARL/PAM WIERSMA FOR RECORDER'S USE P.O. BOX 177 BONANZA, OR 97623 ception No....., Record of Mortgages of said County. Witness my hand and seal of Until a change is requested all firs statements shall be sent to the following address. County affixed. EARL/PAM WIERSMA P 0 B0X 177 BONANZA OR 97609 By.... Deputy

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LEGAL DESCRIPTION

EXHIBIT PAT

All in Township 39 South, Range 11 East of the Willamstte Meridian

Section 15: WHNEE, SEE, SHNME, all that portion of the NHNME lying South of Lost River, and the NHSME SAVING AND EXCEPTING the following: That tract of land duscribed as follows: Beginning at a h inch iron pin from which the northwest corner of said Section 15 bears N 01°44'03" W 3681.45 feat; thence S 78°02'0;" I 174.45 feet to a h inch iron pin; thence S 89*52!45" E 231.30 feet to a h inch iron pin; thence S 89*20'52" E 801.00 feet to a 4 inch iron pin; thence S 15°16'07" E 217.00 feet to a 5 inch iron pin; thence Continuing S 15°16'07" E 20 feet more or less, to the south line of the N45W4 of said Section More of less, to the south this of the hybrid to be the bouchest corner 15; thence Westerly along said line to the southwest corner of the NWESW's of said Section 15; thence Northerly along the west line of said Section 15 to a point that bears S SI*00'65" W from the point of beginning; thence N SI*00'05" E to a 's inch iron pin set in an existing north-south fence line; thence continuing N 81*00'05" E 76.21 feet to the point of beginning. containing 7.2 acros, more or lass, with bearings based on Bowne Addition to the Town of Bonanza.

20920

Section 10: Beginning at the intersection of the West right of way line of West Park Street in vacated East Bonanza in Klamath County, Oregon, with the line between Sections 10 and 15 Township 39 South, Range 11 East of the Willamette Meridian, which point is 1910 feet West of the corner common to Sections 10, 11, 14 and 15 of said township and range; thence North along the West line of said West Park Street to the Southerly right of way line of the abandoned Klamath County Market Road No. 5; thence Northwesterly along said right of way line to the point of intersection with the West bank of Lost River near the West end of the old Market Road Bridge; thence Southerly along the West bank of the East Channel of Lost River to its intersection with the North line of the Vacated South half of Block 55; thence last to the East line of said Block 55; thence South to the South line of said Block 55; thence West to the West line of Haid Block 55; thence South 150 feet, more or lass, to the South boundary line of said Section 10; thence East along said Section line 660 feet, more or less, to the point of beginning.

> EXCEPTING from the last described parcel that portion thereof described as follows: Beginning at the intersection of the centerline of West Park Street in vacated East Bonanza, Klamath County, Oregon, with the Southerly right of way line of the existing Langell Valley Harket Road; thence Horthwesterly along the Southerly line of the existing Langell Valley Market Road to the West bank of Lost River near the West end of the Narket Road The mest pank of Lost rever heat the mest and of the last Channel Bridge, thence Southerly along the Nest bank of the Last Channel of Lost river to a point 300 feet Southerly of (when measured at right angles to) the relocated centerline of Langell Valley Market Road; there Easterly parallel to east relocated centerlin Market Road; there Easterly parallel to east relocated centerlin 30 feet, more or less, to a point opposite centerline station Salt of said relocated centerline, thenco Northerly at right

Exhibit "A"-- Lagal deportption a set internet in a william TET: porte mano -----_____

1.477 ali i 857 20921 angles to said relocated centerline 250 feet; thence Easterly parallel to and 50 feet Southerly of said relocated centerline 485 feet, more or less, to the centerline of said West Park Street; thence North along the centerline of said West Park Street 45 feet, more or less, to the point of beginning. The relocated centerline referred to above is described as follows: Beginning at Engineor's centerline Station 4+71, said Station beirg 1269 feet North and 2428 feet East of the Southwest corner of said Section 10; thence North 89*50'30" East 374.03 feet; thence on a 2291.83 foot radius curve right (the long chord of which bears South 79*07! East) 883.33 feet to Station 17429.16; 1 Together with an appurtment easement described as follows: A Sixty foot strip of land, the East line of which is the North-South center line of Section 22 Township 39 South, Range 11 E.W.M., commencing at the Northeastorly right of way line of the West Langell Valley County Road, and running thence North along the center line of Section 22 to the South line of Section 15 Township 39 S.R. 11 E.W.M. Together with a 60 foot by 60 foot parcel of land North and adjacent to said strip in Section 15 Township 39 S.R. 11 E.N.M. 1.1 Anibis TAT 新成初期 --Ligal Description STATE OF OREGON: COUNTY OF KLAMATH: ss. Filed for record at request of of ______A.D., 19 88 at _____11:18 o'clock ____A.M., and duly recorded in Vol. ______M88 ______ of _______ Deeds ______ on Page _____20918 ______ day FEE \$18.00 Evleyn Biehn . County Clerk By Quiline mullende