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KNOW ALL MEN BY THESE PRESENTS, That Wiersma Gerrit Wiersma and Agnes

to grantor paid by Earl Wiersma and Pam Wiersma, hereinafter called the grantor, for the consideration hereinafter stated,

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 Klamath and State of Oregon, described as follows, to-wit: 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, 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 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 of Klamath County, Oregon. Affects SW 1/4 NE 1/4 Section 10. 8. Easement and agree-

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said 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 excepting any additional taxes levied by reason of disqualification for special assessment as farm land which Grantee herein assumes and agrees to pay;

and that grantor will warrant and forever defend the above granted 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 \$ 300,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which):

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 23rd day of November, 1988.

THIS INSTRUMENT WILL 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 APPROVED USES.

STATE OF OREGON, County of Klamath ss. Agnes Wiersma Personally appeared the above named Gerrit Wiersma and Agnes Wiersma Nov. 23, 1988

and acknowledged the foregoing instrument to be their voluntary act and deed.

MADALINE DEPUY
NOTARY PUBLIC-OREGON

My Commission Expires August 24, 1989

Before me: Madaline Depuy
Notary Public for Oregon
My commission expires Aug 24, 1989

NOTE: The sentence between the symbols @ and # not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

Gerrit + Agnes Wiersma
P.O. Box 177
Bonanza, OR 97623
GRANTOR'S NAME AND ADDRESS

EARL/PAM WIERSMA
P.O. BOX 177
BONANZA, OR 97623
GRANTEE'S NAME AND ADDRESS

After recording return to:
EARL/PAM WIERSMA
P.O. BOX 177
BONANZA, OR 97623
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
EARL/PAM WIERSMA
P.O. BOX 177
BONANZA, OR 97623
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of _____ } ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume _____, on page _____, or as fee/file/instrument/microfilm/reception No. _____, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

By _____ NAME TITLE
Deputy

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated

has hereby granted, sold and conveyed unto the said grantees and assigns, their heirs, successors and assigns, that

Description continued: to use of pumps and pipeline, including the terms and provisions thereof,

between Mary L. Schmidt Atkinson and Roy D. Atkinson, First Parties, and Cecil C. Hunt

& Martha C. Hunt, Second Parties, dated June 18, 1970, recorded June 22, 1970, Vol. M70

page 5084, Deed, Records of Klamath County, Oregon. Affects SW 1/4 of Section 15.

premises within the State of Oregon, and the general public in any portion of the herein described

grantee, commencing in deed from John D. Hunt of M. 1, to the Horsey Irrigation District dated

August 10, 1930, recorded November 27, 1930, Volume 81, page 404, Deed Records of

Klamath County, Oregon, on file in the Horsey Irrigation District, including the terms and provisions thereof, given

page 107, Deed Records of Klamath County, Oregon, Affects NW 1/4 NE 1/4 Section 15,

dated October 18, 1935, recorded October 31, 1935, Volume 178, page 504, Deed Records of

Klamath County, Oregon, Affects SW 1/4 NE 1/4 Section 15, including the terms and provisions thereof, given

page 107, Deed Records of Klamath County, Oregon, Affects NW 1/4 NE 1/4 Section 15,

dated October 18, 1935, recorded October 31, 1935, Volume 178, page 504, Deed Records of

Klamath County, Oregon, Affects SW 1/4 NE 1/4 Section 15, including the terms and provisions thereof, given

page 107, Deed Records of Klamath County, Oregon, Affects NW 1/4 NE 1/4 Section 15,

dated October 18, 1935, recorded October 31, 1935, Volume 178, page 504, Deed Records of

Klamath County, Oregon, Affects SW 1/4 NE 1/4 Section 15, including the terms and provisions thereof, given

page 107, Deed Records of Klamath County, Oregon, Affects NW 1/4 NE 1/4 Section 15,

dated October 18, 1935, recorded October 31, 1935, Volume 178, page 504, Deed Records of

Klamath County, Oregon, Affects SW 1/4 NE 1/4 Section 15, including the terms and provisions thereof, given

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page 107, Deed Records of Klamath County, Oregon, Affects NW 1/4 NE 1/4 Section 15,

LEGAL DESCRIPTION

EXHIBIT "A"

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

Section 15: NW $\frac{1}{4}$, SE $\frac{1}{4}$, SW $\frac{1}{4}$, all that portion of the NW $\frac{1}{4}$ lying South of Lost River, and the NW $\frac{1}{4}$ SAVING AND EXCEPTING the following: That tract of land described as follows: Beginning at a $\frac{1}{4}$ inch iron pin from which the northwest corner of said Section 15 bears N 01°44'03" W 3681.45 feet; thence S 78°02'07" E 174.45 feet to a $\frac{1}{4}$ inch iron pin; thence S 89°52'45" E 231.30 feet to a $\frac{1}{4}$ inch iron pin; thence S 89°20'52" E 801.00 feet to a $\frac{1}{4}$ inch iron pin; thence S 15°16'07" E 217.00 feet to a $\frac{1}{4}$ inch iron pin; thence continuing S 15°16'07" E 20 feet, more or less, to the south line of the NW $\frac{1}{4}$ of said Section 15; thence Westerly along said line to the southwest corner of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 15; thence Northerly along the west line of said Section 15 to a point that bears S 81°00'05" W from the point of beginning; thence N 81°00'05" E to a $\frac{1}{4}$ 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 acres, more or less, with bearings based on Bowns Addition to the Town of Bonanza.

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 East 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 said Block 55; thence South 150 feet, more or less, 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 Market Road; thence Northwesterly along the Southerly line of the existing Langell Valley Market Road to the West bank of Lost River near the West end of the Market Road Bridge; thence Southerly along the West bank of the East 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; thence Easterly parallel to said relocated centerline 30 feet, more or less, to a point opposite centerline station 311 on said relocated centerline; thence Northerly at right

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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 Engineer's centerline Station 4+71, said Station being 1269 feet North and 2428 feet East of the Southwest corner of said Section 10; thence North $89^{\circ}50'30''$ East 374.83 feet; thence on a 2291.83 foot radius curve right (the long chord of which bears South $79^{\circ}07'$ East) 883.33 feet to Station 17+29.16.

Together with an appurtenant 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 Northeastly 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.W.M.

Exhibit "A" - Legal Description

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of _____ Dec. _____ A.D. 1988 at _____ 11:18 o'clock _____ AM., and duly recorded in Vol. _____ M88 day
of _____ Needs _____ on Page 20918

FEE \$18.00

Evleyn Biehn

County Clerk

By Pauline Mullens