

STATUTORY WARRANTY DEED

**UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO:**

**AFTER RECORDING,
RETURN TO:**

Paul and Laney Boersma
7122 E. Langell Valley Road
Bonanza, OR 97623

Con P. Lynch
P.O. Box 741
Salem, OR 97308-0741

PAUL BOERSMA and LANEY BOERSMA aka LENY BOERSMA, Grantors, convey and warrant to PAUL BOERSMA and LANEY BOERSMA, Trustees, or their successors in trust, under the PAUL & LANEY BOERSMA LIVING TRUST, dated March 14, 1995, and any amendments thereto, Grantee, the real properties in Klamath County, Oregon, described on the attached Exhibit A.

The true and actual consideration for this conveyance consists of or includes other property or value given as provided which is the whole consideration.

The liability and obligations of Grantors to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantors under any policy of title insurance issued to Grantee at the time Grantors acquired such property. The limitations contained herein expressly do not relieve Grantors of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTION STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. 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 AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

////

////

450

EXHIBIT A**Parcel 1:**

The NE 1/4 of Section 29, Township 39 South, Range 17 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM a 40 foot strip, being 20 feet wide on each side of the center line of the Rice Lateral, conveyed to the United States of America by Deed recorded June 13, 1927 in Book 78 at page 551, Records of Klamath County, Oregon;

EXCEPTING THEREFROM that portion of NE 1/4 of Section 29 lying Northerly of Keller Road and East Langell Valley Road;

EXCEPTING ALSO a parcel of land located in Klamath County, Oregon, lying in the Northeast quarter of Section 29, Township 39 South, Range 12 East of the Willamette Meridian, described as follows:

Beginning at a point on the East boundary line of said Section 660 feet South of the Northeast corner; thence running South along said Easterly boundary 1980 feet, more or less to the Southeast corner of the Northeast quarter; thence turning at an angle of 90 degrees in a Westerly direction to a point of intersection with the existing right of way boundary of the Langell Valley Irrigation District Canal; thence following this boundary in a Northwesterly direction to a point 660 feet South of the North line of Section 29; thence East to the point of beginning.

ALSO EXCEPTING a parcel of land lying in the Northeast quarter of the Northeast quarter of the Northeast quarter of Section 29, Township 39 South, Range 12 East of the Willamette Meridian, described as follows:

Beginning at the Northeast corner of said Section 29; thence running South on the Easterly boundary of said Section 660 feet; thence turning at an angle of 90 degrees in a Westerly direction to a point of intersection with the existing right of way boundary of the Langell Valley Irrigation District Canal; thence following this boundary in a Northerly direction to a point of intersection with the Northerly boundary of Section 29; thence Easterly following the Section line to the point of beginning.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Taxes for the year 1979-80 are now a lien but not yet payable;
3. Regulations, including levies, assessments, water and irrigation rights and easement for ditches and canals of Langell Valley Irrigation District;

4. Rights of the public and of Governmental bodies in and to that portion of the herein described property lying below the ordinary high water mark of Lost River;
5. Rights of the public in and to any portion of said premises lying within the limits of public roads and highways;
6. An easement created by instrument, including the terms and provisions thereof, recorded in Book 142 at page 453, Deed Records in favor of California Oregon Power Company, now Pacific Power & Light Company, to construct and maintain pole and wire line;
7. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Horsefly Irrigation District (Affects portion West of river):
8. Lease, including the terms and provisions thereof, dated June 15, 1973, recorded August 17, 1973 in Book M-73 at page 11149, Microfilm Records, between Jack Lomkin and Blanche O. Lomkin, husband and wife and Dowdle Oil Corporation;
9. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$111,000.00, dated July 24, 1978, recorded July 26, 1978, Book M-78, page 16309, Mortgagor; John O. Webb and Wilma J. Webb, husband and wife, Morigagee: The Federal Land Bank of Spokane, a corporation; which said Mortgage, Grantees agree to assume and pay holding Grantors harmless therefrom;
10. As disclosed by the assessment and tax roll, the premises herein have been specifically assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land;
11. Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a mobile home, and any interests or liens disclosed thereby.

Parcel 2:
 East 1/2 Southeast 1/4 of Section 20, Township 39, Range 12.0 East of the Willamette Meridian.

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of _____ the _____ 7th day
 of _____ August _____ A.D., 19 95 at 1:57 o'clock _____ p. M., and duly recorded in Vol. _____ M95
 of _____ Deeds _____ on Page _____ 20768.

By Annette Mueller
 Bernetha G. Letsch, County Clerk

FEE \$45.00