



**M05-67433**

Klamath County, Oregon

10/25/2005 02:45:30 PM

Pages 2 Fee: \$26.00

After recording return to:

PAUL BOERSMA AND LANEY BOERSMA

7122 E Langell Valley Road

Bonanza, OR 97623

Until a change is requested all  
tax statements shall be sent to  
The following address:

PAUL BOERSMA AND LANEY BOERSMA

7122 E Langell Valley Road

Bonanza, OR 97623

Escrow No. \_\_\_\_\_

Title No. \_\_\_\_\_

SWU

### STATUTORY WARRANTY DEED

**PAUL BOERSMA AND LANEY BOERSMA, AS TENANTS BY THE ENTIRETY**, Grantor(s) hereby convey and warrant to **PAUL BOERSMA AND LANEY BOERSMA, TRUSTEES OF THE PAUL BOERSMA AND LANEY BOERSMA LIVING TRUST, DATED MARCH 14, 1995**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$1.00**.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 19 day of Aug, 2005

Paul Boersma  
PAUL BOERSMA

Laney Boersma  
LANEY BOERSMA

AMERITITLE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Aug 19, 2005 by PAUL BOERSMA AND LANEY BOERSMA.



Stacy M. Howard  
(Notary Public for Oregon)

My commission expires 11/18/2007

2600

EXHIBIT "A"  
LEGAL DESCRIPTION

That portion of the SE 1/4 SE 1/4 of Section 20, Township 39 South, Range 12 East, Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the East boundary of said Section 20, from which the 1/4 corner of Sections 20 and 21 bears North 0° 12' 26" West 1753.40 feet (see Record of Survey No. 2282 filed at Klamath County For Basis of Bearings); thence West, 666.62 feet; thence South 24° 03' 43" East, 408.38 feet; thence East, 501.47 feet more or less to the East boundary of said Section 20; thence North 0° 12' 26" West, 372.89 feet to the point of beginning.

TOGETHER WITH an easement for access 30 feet in width as granted by Quitclaim Deed recorded March 23, 2005 in Volume M05, page 19308 and corrected and replaced by deed recorded August 22, 2005 in Volume M05, page 62462, Microfilm Records of Klamath County, Oregon; the centerline of said easement being described as follows:

Beginning at a point on the South boundary of said Section 20, from which the Southeast corner of Section 20 bears East, 43.63 feet; thence North 13° 59' 14" West 435.11 feet; thence North 9° 18' 22" West 112.84 feet, more or less, to the South boundary of said 5.00 acre parcel.

AND TOGETHER WITH an easement for utilities 16 feet wide as granted by Quitclaim Deed recorded March 23, 2005 in Volume M05, page 19308 and corrected and replaced by deed recorded August 22, 2005 in Volume M05, page 62462, Microfilm Records of Klamath County, Oregon; the centerline of said easement being described as follows:

Beginning at a point on the South boundary of said Section 20, from which the Southeast corner of Section 20 bears East 171.86 feet; thence North 31° 13' 54" East 128.34 feet; thence North 16° 22' 30" West 184.65 feet; thence North 7° 53' 15" West 294.04 feet, more or less, to the South boundary of said 5.00 acre parcel.

Tax Account No:           3912-02000-01101-000  
                              890756

Key No: