

1st 2303741 AF



After recording return to:
Keith Martin and Rebecca Martin
7122 E Langell Valley Rd
Bonanza, OR 97623

Until a change is requested all tax
statements shall be sent to the
following address:
Keith Martin and Rebecca Martin
7122 E Langell Valley Rd
Bonanza, OR 97623

File No.: 7021-2303741 (ALF)
Date: August 14, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Boersma Family LLC, Grantor, conveys and warrants to **Keith Martin and Rebecca Martin, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Parcel 1:

The NE1/4 of Section 29, Township 39 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM a 40 foot strip, being 20 feet 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 Page 551, records of Klamath County, Oregon.

EXCEPTING THEREFROM that portion of the NE1/4 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:

True Consideration \$ 500,000.00

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. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. 2014/2015 Real property taxes; a lien not yet due and payable.

The true consideration for this conveyance is **\$500,000.00**. (Here comply with requirements of ORS 93.030)

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 30 day of September, 2014.

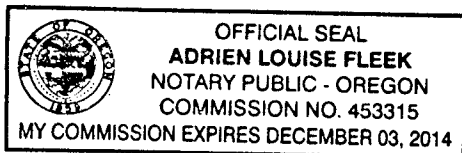
Boersma Family LLC

[Signature]
By: Jeffrey P Boersma, Manager

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 30 day of September, 2014
by Jeffrey P Boersma as Manager of Boersma Family LLC, on behalf of the

[Signature]



Notary Public for Oregon
My commission expires: 12-3-14