

2015-001386

Klamath County, Oregon



00165206201500013860050055

02/17/2015 03:31:25 PM

Fee: \$62.00

After recording, please send to:
Jerrold F. and LaDel Bonham
P.O. Box 31
Malin, OR 97632

* Please also send tax statements to above address.

QUITCLAIM DEED

This Quitclaim Deed, executed this 16th day of February, 2015.

By Grantor: ***Jerrold F. Bonham and LaDel Bonham***

To Grantee: ***Jerrold F. Bonham and LaDel Bonham, as trustees of the Jerrold F. Bonham and LaDel J. Bonham Revocable Living Trust dated February 16, 2015.***

WITNESSETH, that the said Grantor does hereby remise, release, and quitclaim unto said Grantee forever, all the right, title, interest, and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, To Wit:

SEE Exhibit A, which is incorporated herein.

The true actual consideration for this transfer is **\$0.00**. ORS 93.930.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

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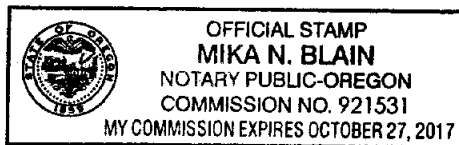
IN WITNESS WHEREOF, That said Grantor has signed and sealed these presents the day and year first above written. Signed, sealed, and delivered in the presence of:

Jerrold F. Bonham
Jerrold F. Bonham

LaDel J. Bonham
LaDel J. Bonham

STATE OF OREGON }
County of Klamath } ss.

The above-mentioned persons, Jerrold F. Bonham and LaDel J. Bonham, appeared before me and acknowledged that they executed the above instrument. Subscribed and sworn to before me this 16th day of February, 2015.



Mika N. Blain
Notary Public for Oregon
My Commission Expires: 10-27-17



After recording return to:

Jerrold F. Bonham

P.O. Box 31

Malin, OR 97632

MT98320MS

2013-009031

Klamath County, Oregon

08/08/2013 02:57:36 PM

Fee: \$47.00

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

Jerrold F. Bonham

P.O. Box 31

Malin, OR 97632

Escrow No. MT98320-MS

Title No. 0098320

SWD r.020212

STATUTORY WARRANTY DEED

Larry J. Stevenson and Connie L. Stevenson, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Jerrold F. Bonham and LaDel Bonham, as tenants by the entirety,

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 true and actual consideration for this conveyance is \$200,000.00.

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:

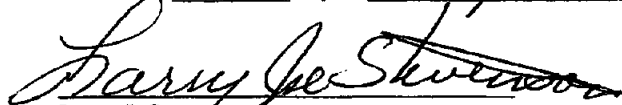
2013-2014 Real Property Taxes a lien not yet due and payable.


47.⁰⁰
amt

EXHIBIT A
PAGE 1 OF 3

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.

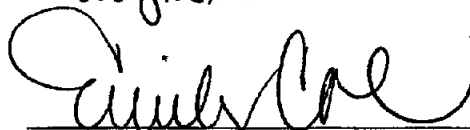
Dated this 7 day of Aug, 13.


Larry J. Stevenson


Connie L. Stevenson

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 7, 2013 by Larry J. Stevenson and Connie L. Stevenson.


(Notary Public for Oregon)



My commission expires

May 13, 2016

EXHIBIT A
PAGE 2 OF 3

EXHIBIT "A"
LEGAL DESCRIPTION

That part of Farm Unit B, according to the Farm Unit Plat, also described as Government Lots 13 and 14, Section 16, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County Oregon, lying South and West of the Great Northern Railroad right of way through said lots.

EXCEPTING THERERFROM the following:

A parcel of land situate in Section 16, Township 41 South, Range 12 East of the Willamette Meridian, being more particularly described as follows:

Beginning at a brass cap monument on the South line of Section 16, Township 41 South, Range 12 East of the Willamette Meridian, which marks the section corner common to Sections 20 and 21; thence North 89°24'52" West 67.3 feet, more or less, to the Southwest corner of said Section 16; thence Northerly along the West line of Section 16, 693.0 feet to a point; thence South 89°24'52" East 1631 feet, more or less, to a point on the Southwesterly right of way line of the Burlington Northern Railroad, as the same is presently located and constructed, thence Southeasterly along said right of way line 938 feet, more or less, to its intersection with the South line of Section 16; thence North 89°24'52" West, 2192.8 feet, more or less, to the point of beginning.