

2015-001462

Klamath County, Oregon



00165301201500014620040042

02/18/2015 03:33:14 PM

Fee: \$57.00

After recording, please send to:

Earl and Pamela Wiersma

P.O. Box 177

Bonanza, OR 97623

* Please also send tax statements to above address.

QUITCLAIM DEED

This Quitclaim Deed, executed this 18th day of February, 2015.

By Grantor: **Earl Wiersma and Pamela Wiersma, as tenants in common,**

To Grantee: **Earl Wiersma and Pamela Wiersma, as trustees of the Earl Wiersma and Pamela Wiersma Revocable Living Trust dated February 18, 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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Melinda Brown
Returned to Courthouse

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: \

Earl Wiersma
Earl Wiersma

Pamela F. Wiersma
Pamela Wiersma

Theresa Wells
Witness

STATE OF OREGON)
County of Klamath) ss.

The above-mentioned persons, Earl Wiersma and Pamela Wiersma, appeared before me and acknowledged that they executed the above instrument. Subscribed and sworn to before me this 18th day of February, 2015.



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

02 NOV 14 PM 9:08

MTL 56285-LW

Vol MD2 Page 66208
STATE OF OREGON,) ss.

Earl Wiersma and Pamela Wiersma

Grantor's Name and Address

Earl Wiersma and Pamela Wiersma

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Earl Wiersma

P.O. Box 177

Bonanza, OR 97623

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Earl Wiersma

P.O. Box 177

Bonanza, OR 97623

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 11/14/2002 3:08 p m.

Vol MD2, Pg 66208-09

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

eputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Earl W. Wiersma and Pamela F. Wiersma, as tenants in common hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Earl W. Wiersma and Pamela F. Wiersma, as tenants by the entirety hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Please see attached exhibit "A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols ☐ if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on November 14, 2002; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Earl W. Wiersma

Earl W. Wiersma

Pamela F. Wiersma

Pamela F. Wiersma

STATE OF OREGON, County of Klamath) ss.

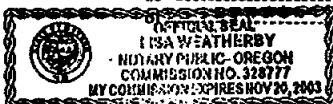
This instrument was acknowledged before me on November 14, 2002

by Earl W. Wiersma and Pamela F. Wiersma

This instrument was acknowledged before me on

by

as



Lisa Weatherby
Notary Public for Oregon
My commission expires 11/30/2003

EXHIBIT

PAGE 1 OF 2

All in Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon:

- Section 15: W1/2 NE1/4, SE1/4, S1/2 NW1/4, all that portion of the N1/2 NW1/4 lying South of Lost River, and the N1/2 SW1/4 SAVING AND EXCEPTING the following: That tract of land described as follows: Beginning at a 1/2 inch iron pin from which the Northwest corner of said Section 15 bears North 01°44'03" West 3,681.45 feet; thence South 78°02'07" East 174.45 feet to a 1/2 inch iron pin; thence South 89°52'45" East 231.30 feet to a 1/2 inch iron pin; thence South 89°20'52" East 801.00 feet to a 1/2 inch iron pin; thence South 15°16'07" East 217.00 feet to a 1/2 inch iron pin; thence continuing South 15°16'07" East 20 feet, more or less, to the South line of the N1/2 SW1/4 of said Section 15; thence Westerly along said line to the Southwest corner of the NW1/4 SW1/4 of said Section 15; thence Northerly along the West line of said Section 15 to a point that bears South 81°00'05" West from the point of beginning; thence North 81°00'05" East to a 1/2 inch iron pin set in an existing North-South fence line; thence continuing North 81°00'05" East 76.21 feet to the point of beginning, with bearings based on Bowne 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 1,910 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 Marked 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.

EXHIBIT APAGE 2 OF 2