

Melinda Brown  
Returned to County

2015-001463

Klamath County, Oregon

After recording, please send to:

Earl and Pamela Wiersma

P.O. Box 177

Bonanza, OR 97623



00165302201500014630040049

02/18/2015 03:34:03 PM

Fee: \$57.00

\* Please also send tax statements to above address.

### QUITCLAIM DEED

This Quitclaim Deed, executed this 18<sup>th</sup> 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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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 Wiersma  
Pamela Wiersma

Shirley Kelly  
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 18<sup>th</sup> day of February, 2015.



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

MTL 58285-LW

THIS SPACE RESERVED FOR RECORDER'S USE



Vol M02 Page 66210

After recording return to:

EARL W. WIERMA  
P.O. 177  
Bonanza, OR 97623

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

EARL W. WIERMA  
P.O. Box 177  
Bonanza, OR 97623

Escrow No. MT58285-LW

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

State of Oregon, County of Klamath  
Recorded 11/14/2002 3:08 p.m.  
Vol M02, Pg 66210-11  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

### WARRANTY DEED

STEVEN CASEBEER AND ALICE CASEBEER, AS TENANTS BY THE ENTIRETY,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
EARL W. WIERMA and PAMELA F. WIERMA, as tenants by the entirety  
Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of Klamath and State of Oregon, to wit:

PLEASE SEE ATTACHED EXHIBIT A\*

3911-00000-01900-000	603966
3911-00900-00200-000	605376
3911-00800-00600-000	603948

SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any;  
and the grantor will warrant and forever defend the said premises and every  
part and parcel thereof against the lawful claims and demands of all persons  
whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$ 400,000.00.

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 14 day of November, 2002.

Steven Casebeer  
STEVEN CASEBEER

Alice Casebeer  
ALICE CASEBEER

State of Oregon  
County of Klamath

This instrument was acknowledged before me on November 14, 2002 by  
STEVEN CASEBEER AND ALICE CASEBEER.

Lisa Weatherby  
(Notary Public for Oregon)  
My commission expires 11/20/2003



EXHIBIT A  
PAGE 1 OF 2

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

66211

**Parcel 1:**

The following described property in Township 39 South, Range 11 East, Willamette Meridian, in Klamath County, Oregon:

The S1/2 of NE1/4 of Section 8, saving and excepting the following described portion thereof: Beginning at the Northeast corner of the SE1/4 NE1/4 of Section 8; thence Westerly along the 1/4 Section line of said SE1/4 NE1/4 660 feet to a point; thence Southeasterly in a straight line to the Section line between Sections 8 and 9, said Township and Range, at a point thereon distant 239 feet North of the Southeast corner of the SE1/4 NE1/4; thence North along the Section line between said Sections 8 and 9, to the place of beginning, in the E1/2 SE1/4 NE1/4 of Section 8, Township 39 South, Range 11 East of the Willamette Meridian.

**ALSO:**

Beginning at the Southeast corner of the NE1/4 of said Section 8; thence South 1,320 feet to the middle of the County Road, thence North 70° 25' West 2,789 feet to the West line of the SE1/4 of Section 8; thence North 384 feet to the South line of the NE1/4 of said Section 8; thence East 2,640 feet to the place of beginning.

EXCEPTING THEREFROM that portion lying Westerly and Southerly of the Horsefly Irrigation District Canal as described in Volume 228, Page 193, Klamath County Deed Records.

ALSO EXCEPT that portion thereof lying within the boundaries of Casebeer Road.

**Parcel 2:**

All that portion of the SW1/4 of Section 9, Township 39 South, Range 11 East of the Willamette Meridian, lying Northerly of the County Market Road (Casebeer Road).

**ALSO:**

Beginning at a point 30 feet East of the intersection of the West line of Bowne Avenue and the North line of North Street, in Bowne Addition to Bonanza, Klamath County, Oregon; thence North a distance of 565 feet, more or less, to the center line of the Dairy-Bonanza Highway; thence North 56° 32' West along the center line of said Highway, 1,255 feet to the West line of the E1/2 of Section 9; thence South to the North line of said North Street; thence East along the North line of North Street to the place of beginning, lying in the SE1/4 of Section 9.

**EXHIBIT**

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