

2015-004020

Klamath County, Oregon



00168498201500040200040042

Grantor Name and Address:

Dennis W. Robinson and Linda M. Robinson
182 Emerald Estates Drive
Lewistown, Montana 59457

04/28/2015 03:27:46 PM

Fee: \$57.00

Grantee Name and Address:

Cornelis J. Boshuizen
Gerrit J. Boshuizen
18191 HWY 39
Klamath Falls, OR 97603

After Recording Return to:

Neal G. Buchanan
Attorney at Law
435 Oak Avenue
Klamath Falls, OR 97601

Until A Change is Requested

Send Tax Statements to:

Cornelis J. Boshuizen
Gerrit J. Boshuizen
18191 HWY 39
Klamath Falls, OR 97603

SPECIAL WARRANTY DEED-STATUTORY FORM

DENNIS W. ROBINSON AND LINDA M. ROBINSON, Husband and Wife, Grantors, convey and specially warrant to CORNELIS J. BOSHUIZEN and GERRIT J. BOSHUIZEN, each as to an equal undivided one-half interest as tenants in common, Grantees, the following described real property free of encumbrances except as specifically set forth herein, situated in Klamath County, Oregon, to-wit:

See Legal Description set out on Exhibit A, incorporated herein by this reference as if fully set forth herein.

EXCEPTING THEREFROM any of the said property conveyed to Farm Credit Bank of Spokane by that certain NONMERGER WARRANTY DEED IN LIEU OF FORECLOSURE recorded at Vol. M90, page 13210 a legal description of which such property is attached hereto, marked as Exhibit B and incorporated herein by reference as if fully set forth.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$96,000.00. However, the actual consideration consists of or includes other property or other value given or promised, being in fulfillment of that certain Contract for Deed, a Memorandum of which was recorded at Vol 79, page 14585, records of Klamath County, Oregon.

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

DATED this 23 day of April, 2015.

Dennis W. Robinson
Dennis W. Robinson, Grantor

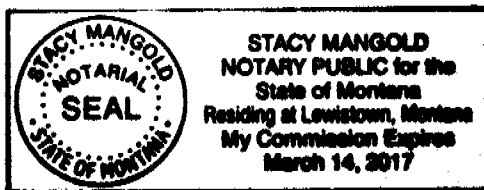
Linda M. Robinson
Linda M. Robinson, Grantor

STATE OF MONTANA, County of Fergus) ss.

PERSONALLY APPEARED the above-named Dennis W. Robinson and Linda M. Robinson, Grantors and acknowledged the foregoing instrument to be their voluntary act(s) and deed(s).

Before me this 23 day of April, 2015.

Stacy Mangold
NOTARY PUBLIC FOR MONTANA
My Commission Expires _____



Township 40 South, Range 10 East of the Willamette Meridian:

Section 21: That portion of Lot 3 lying south of the following described tract: A tract of land situated in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Sec. 21, T 40 S R 10 E, W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast Corner of a tract of land described in Parcel 1 in Volume M-76 at Page 4925, Klamath County Deed Records, from which the Northeast Corner of the SE $\frac{1}{4}$ of said Section 21 bears N66°40'20"E, 4164.52 feet; thence EAST, 1692 feet more or less to the Westerly line of the Lost River; thence Southeasterly along said Westerly Line the following courses and distances: S36°39'E, 378 feet; S48°21'E, 144 feet more or less to the centerline of an irrigation ditch; thence Westerly along said centerline the following courses and distances: S50°01'W, 59 feet; N87°58'24"W, 393.05 feet; S77°03'52"W, 29.04 feet; N88°01'46"W, 418.75 feet; N66°51'57"W, 93.41 feet; N74°15'24"W, 346.81 feet; S79°52'31"W, 19.91 feet; N88°23'49"W, 425.37 feet; N46°56'52"W, 324.75 feet; N52°06'36"W, 88.07 feet to the South Line of said Parcel 1; thence EAST along said South Line, 30.72 feet to the point of beginning.

Section 28: Lot 1.

TOGETHER WITH the following described parcel of land adjacent to the above described parcels:

Beginning at the SW corner of Gov't. Lot 1; Section 28, Township 40 South, Range 10 E.W.M. thence West 15 feet; thence North parallel with the West line of Gov't. Lot 1 970 feet; thence West 130 feet; thence North parallel with the West line of said Lot 1 and West line of Gov't. Lot 3, Section 21 of said Township, 1003.19 feet; thence S 66° 51' 57" E, 78.30 feet; thence S 88° 01' 46" E, 73.04 feet to the West line of Gov't. Lot 3, Section 21, Township 40 South, Range 10 E.W.M.; thence South along the West line of Gov't. Lots 3 and 1, 1939.86 feet to the point of beginning.

TOGETHER WITH a non-exclusive ingress-egress easement more particularly described as follows: Beginning at the SW corner of Gov't. Lot 1, Section 28, Township 40 South, Range 10 E.W.M. thence West 15 feet, thence North 30 feet, thence West 45 feet, thence South parallel with the North South center line of said Section 28 to a point 30 feet North of the East West center line of Section 28; thence West parallel with the East West center line of Section 28 to the Northeasterly right-of-way of the Merrill Highway, thence Southeasterly along said Highway right-of-way to the East West centerline of Section 28; thence East along said East West centerline to the center of Section 28; thence North along the North South centerline of Section 28 to the point of beginning.

SUBJECT TO:

1. Terms and conditions of special assessment by Klamath County Oregon, as farm use and the right of said Klamath County to additional taxes in the event said use should be changed, which obligations said Purchaser assumes and agrees to pay and to perform.
2. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contract, easements, water and irrigation rights in connection therewith.

Legal Description

The following described real property situate in Klamath County, Oregon:

A tract of land situated in Sections 21 and 28, Township 40 South, Range 10 E.W.M., Klamath County, Oregon, being more particularly described as follows:

Beginning at a point where the centerline of a U.S.B.R. Drain intersects the Northerly right of way line of State Highway No. 39, from which the Northeast corner of the Southeast Quarter of said Section 21 bears N. 47°21'28" E. 6085.30 feet; thence N. 38°35'09" E. along said centerline, 293.19 feet; thence N. 08°27'19" E. along said centerline, 864.97 feet; thence S. 81°32'41" E., 46.22 feet to the centerline of an irrigation ditch; thence N. 54°34' E. along the centerline of said irrigation ditch, 250 feet, more or less, to the West line of the E|NW| of said Section 28; thence Northerly along said West line and along the East line of the SW|SW| of said Section 21, 788.48 feet to the Northwesterly extended centerline of a drainage ditch; thence S. 69°56'34" E. along said centerline and its extension, 1362.88 feet; thence continuing along said centerline, the following three courses and distances; S. 26°38'58" E., 393.77 feet; S. 33°30'26" E., 76.29 feet; S. 44°50'32" W., 284.35 feet to a point lying 15 feet West of the West line of Government Lot 1 of said Section 28; thence Southerly parallel to the west line of said Government Lot 1, 752.06 feet to the centerline of a drainage ditch; thence N. 87°17'09" W., 1292.77 feet; thence S. 08°47'17" W. along a fence, 682.74 feet to the Northeastly right of way line of State Highway No. 39; thence Northwesterly along said right of way line, 629.61 feet to the point of beginning, containing 59.06 acres, more or less.

Return to: Farm Credit
900 Klamath Avenue
Klamath Falls, Or 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 5th day
of July A.D. 19 90 at 11:03 o'clock AM. and duly recorded in Vol. M90
of Deeds on Page 13210

FEE \$73.00

Evelyn Biehn County Clerk

By Pauline Mulholland