

**2016-008076**

Klamath County, Oregon

07/29/2016 01:20:07 PM

Fee: \$47.00

THIS SPACE RESERVE

After recording return to:

Terry L. Woodhouse and Janice A. Woodhouse,  
Trustees of the Woodhouse Family Revocable Trust  
dated November 23, 2013

PO Box N

Merrill, OR 97633

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

Terry L. Woodhouse and Janice A. Woodhouse,  
Trustees of the Woodhouse Family Revocable Trust  
dated November 23, 2013

PO Box N

Merrill, OR 97633

File No. 112892AM

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**STATUTORY WARRANTY DEED**

**Basin Agri-Serve Inc. who took title as Southern Oregon Analytical Co., an Oregon Corporation ,**

Grantor(s), hereby convey and warrant to

**Terry L. Woodhouse and Janice A. Woodhouse, Trustees of the Woodhouse Family Revocable Trust dated November 23, 2013 ,**

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:

**All that portion of Lot 16, in Section 15, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at a point on the North boundary of Stateline Road, which point is North 30 feet and North 89° 05' West a distance of 390 feet from the Southeast corner of said Lot 16, said point also lying on the easterly right of way line of the U.S.R.S J-3 Lateral; thence North 0° 55' East 110 feet; thence East 110 feet; thence South 110 feet; thence West 110 feet to the point of beginning, EXCEPTING THEREFROM any portion of the above described property lying within the rights of way of the J-3 Lateral and Stateline Road.**

**ALSO EXCEPTING THEREFROM the following described rights of way; Right of way conveyed to Central Pacific Railway Company, by Deed recorded on page 29 of Volume 85 of Deeds, right of way conveyed to Central Pacific Railway Company by Deed recorded on page 50 of Volume 85 of Deeds; right of way conveyed to Klamath County, by Deed recorded on page 509 of Volume 15 of Deed and right of way conveyed to the United States of America by Deed recorded on page 16 of Volume 106 of Deeds, all Records of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$10,000.00.

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:

**2016-2017 Real Property Taxes, a lien not yet due and payable**

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 26 day of July, 2016

Basin Agri-Serve Inc., an Oregon Corporation

By: Dawn M. Trotman president  
Dawn M. Trotman, President

State of Oregon } ss  
County of Klamath }

On this 26 day of July, 2016, before me, Cherice F. Treasure a Notary Public in and for said state, personally appeared **Dawn M. Trotman, President for Basin Agri-Serve, Inc., an Oregon Corporation**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Cherice F. Treasure  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 5/24/2020

