



THIS SPACE RESERVED FOR

2019-006924

Klamath County, Oregon

06/20/2019 09:39:01 AM

Fee: \$87.00

After recording return to:

Jeff Boersma and Leslie Boersma

1363 Haskins Rd.

Bonanza, OR 97623

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

Jeff Boersma and Leslie Boersma

1363 Haskins Rd.

Bonanza, OR 97623

File No. 297466AM

STATUTORY WARRANTY DEED

Haskins and Company, Inc. an Inactive Oregon Corporation,

Grantor(s), hereby convey and warrant to

Jeff Boersma and Leslie Boersma, 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:

A tract of land situated in the NW1/4 NE1/4 of Section 31, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a P K nail on the centerline of Haskins Road from which the North 1/4 corner of Section 31 bears North 00°47'49" East 176.36 feet; thence South 89°12'11" East 30.00 feet to an iron pin; thence continuing South 89°12'11" East 364.40 feet to an iron pin; thence South 13°19'24" West 338.19 feet to an iron pin; thence South 45°30'16" West 149.03 feet to an iron pin; thence North 89°12'11" West 186.20 feet to an iron pin; thence continuing North 89°12'11" West 30.00 feet to a P K nail on the centerline of Haskins Road; thence North 00°47'49" East 436.06 feet to the point of beginning, including the area within Haskins Road, with bearings based on recorded Survey No. 1713 (all iron pins mentioned are 5/8 inch rebar with a Tru-Line Surveying Plastic Cap.)

The true and actual consideration for this conveyance is \$45,000.00.

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:

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 17th day of June, 2019.

Haskins and Company, Inc.

By: Bruce C. Haskins
Bruce C. Haskins, President

State of Arizona } ss
County of Maricopa

On this 17th day of June, 2019, before me, Bruce C. Haskins a Notary Public in and for said state, personally appeared Bruce C. Haskins, President of Haskins and Company, Inc., 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.

Amy Lee Hart
Notary Public for the State of Arizona
Residing at: Maricopa County
Commission Expires: 9/12/22

