

2020-013805

Klamath County, Oregon



00267987202000138050020022

10/26/2020 01:36:07 PM

Fee: \$87.00

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

Boudewyn and Audrey DeHoop  
19000 South Valley Road  
Klamath Falls, OR 97603

### Bargain and Sale Deed

Kristin A. Bienz, Successor Trustee of the Catharina DeHoop Family Trust, u/a/d December 13, 2000, and as Successor Trustee of the Thys DeHoop Revocable Living Trust, u/a/d December 12, 2000, each trust being the owner of an undivided  $\frac{1}{2}$  interest of the following described property, Grantor, conveys to Boudewyn DeHoop and Audrey DeHoop, husband and wife, all of the interests of both trusts in the following described real property:

Parcel 1 of Land Partition 53-00 situated in the N/E $\frac{1}{4}$  and the NW $\frac{1}{4}$  of Section 32, and the N/W $\frac{1}{4}$  of Section 33, Township 39 South, Range 11.5 East of the Willamette Meridian, Klamath County, Oregon.

Tax Lot R-3911-V3200-00200; Property ID R780890 & Tax Lot R-3911-V3300-00200; Property ID R617023

Together with a perpetual access easement over Parcel 2 of Land Partition 53-00 for pivot maintenance and irrigation, more particularly described as follows:

Beginning at a point that bears South 57°47'50" West from the Section corner common to Sections 28, 29, 32, and 33 of Township 39 South and Range 11.5 East, Willamette Meridian; thence South 37°13'28" West a distance of 300.00 feet; thence North 52°46'32" West a distance of 145.00 feet; thence North 37°13'28" East a distance of 300.00 feet; thence South 52°46'32" East a distance of 145.00 feet, to the point of beginning, containing 1 acre more or less.

Subject to:

A perpetual easement in favor of Parcel 2 of Land Partition 53-00 for the use of and access to a well and pump house located in the northwest corner of Parcel 1, for the purpose of supplying domestic water to the residence and outbuildings located on said Parcel 2 and for irrigation water to irrigate Parcel 2.

And:

Subject to a perpetual easement, 30 feet in width, the centerline of which is more particularly described as follows:

Beginning at a point that bears North 89°50'04" East a distance of 15.00 feet from the South  $\frac{1}{4}$  corner common to Sections 29 and 32 of said Township and Range; thence South 00°12'47" East a distance of 352.98.00 feet, containing .10 acres more or less.

The true consideration for this conveyance is \$-0-.

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.

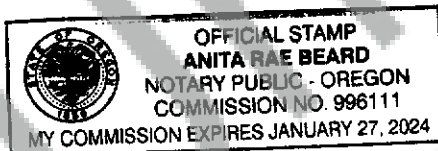
Dated this 26<sup>th</sup> day of October, 2020.

Kristin A. Bienz

Kristin A. Bienz, as Successor Trustee

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on the \_\_\_\_ day of October, 2020, by Kristin A. Bienz, as Successor Trustee of the Catharina DeHoop Family Trust, u/a/d December 13, 2000, and as Successor Trustee of the Thys DeHoop Revocable Living Trust, u/a/d December 12, 2000.



Anita Rae Beard

Notary Public - Oregon