

Kristin Benz
Returned at Counter

After recording return to:

Arjen Thys DeHoop, ET AL
16330 S Poe Valley Road
Klamath Falls, OR 97603

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

Arjen Thys DeHoop, ET AL
16330 S Poe Valley Road
Klamath Falls, OR 97603

2021-008345
Klamath County, Oregon



00280877202100083450020021

05/25/2021 03:43:35 PM

Fee: \$87.00

BARGAIN AND SALE DEED

Boudewyn and Audrey Dehoop, Husband and wife, Grantor, conveys to:

Arjen Thys and Christina DeHoop, Husband and Wife; Helena Catharina and Stephen Hamlin, Husband and Wife; and Art Arjen and Ellie DeHoop, Husband and Wife, Grantees, the following described real property situated in Klamath County, Oregon, to-wit:

A TRACT OF LAND SITUATED IN PARCEL 1 OF LAND PARTITION 53-00 IN THE NE 1/4 AND NW 1/4 OF SECTION 32, TOWNSHIP 39 SOUTH, RANGE 11.5 EAST, WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE 1/4 CORNER COMMON TO SECTIONS 29 AND 32, SAID TOWNSHIP AND RANGE; THENCE SOUTH 89°50'04" WEST A DISTANCE OF 107.65 FEET; THENCE SOUTH 00°15'14" WEST A DISTANCE OF 321.63 FEET; THENCE SOUTH 38°58'44" EAST A DISTANCE OF 295.34 FEET; THENCE NORTH 52°46'32" WEST A DISTANCE OF 365.12 FEET; THENCE SOUTH 89°50'04" WEST A DISTANCE OF 145.00 FEET; THENCE NORTH 00°12'47" WEST A DISTANCE OF 300.00 FEET; THENCE NORTH 89°50'04" EAST A DISTANCE OF 145.00 FEET; THENCE NORTH 00°12'47" WEST A DISTANCE OF 30.00 FEET, TO THE POINT OF BEGINNING, CONTAINING 2 ACRES MORE OR LESS.

ALONG WITH:

A TRACT OF LAND SITUATED IN PARCEL 1 OF LAND PARTITION 53-00 IN THE NE 1/4 OF SECTION 32, AND THE NW 1/4 OF SECTION 33, TOWNSHIP 39 SOUTH, RANGE 11.5 EAST, WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT BEARS NORTH 00°01'12" EAST A DISTANCE OF 300 FEET FROM THE 1/4 CORNER COMMON TO SECTIONS 32 AND 33, WHICH IS ALSO THE SE CORNER OF PARCEL 1 OF LAND PARTITION 53-00, SAID TOWNSHIP AND RANGE; THENCE NORTH 00°01'12" EAST A DISTANCE OF 543.31 FEET; THENCE SOUTH 86°47'10" WEST A DISTANCE OF 667.15 FEET; THENCE SOUTH 52°46'32" EAST A DISTANCE OF 836.29 FEET, TO THE POINT OF BEGINNING, CONTAINING 4 ACRES, MORE OR LESS.

THE BASIS OF BEARING FOR THIS LEGAL DESCRIPTION IS LAND PARTITION 53-00 AS RECORDED IN THE DEED 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, 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.

The true consideration for this conveyance is \$0. (Here comply with the requirements of ORS 93.030) THIS CONVEYANCE IS MADE PURSUANT TO "PROPERTY LINE ADJUSTMENT 18-20".

Dated this 30th day of April, 2021.

Boudewyn DeHoop
Boudewyn DeHoop

Audrey DeHoop
Audrey DeHoop

STATE OF OREGON ss
COUNTY OF KLAMATH

This instrument was acknowledged before me on April 30, 2021
by Boudewyn and Audrey DeHoop

Paige Lynne Basurto
Notary Public for the State of Oregon
My commission expires: April 16, 2023

