

2023-009562

Klamath County, Oregon

11/06/2023 12:59:01 PM

Fee: \$92.00

After recording return to:

Lori K. Murphy
Lynch Murphy McLane LLP
747 SW Mill View Way
Bend, Oregon 97702

Until a change is requested, send tax statements to:

Jeffrey P. Boersma and Leslie L. Boersma, Trustees
Boersma Family Trust
1363 Haskins Road
Bonanza, Oregon 97623

STATUTORY WARRANTY DEED

JEFFREY P. BOERSMA and LESLIE L. BOERSMA, as tenants by the entirety, "Grantors," hereby convey and warrant to JEFFREY P. BOERSMA and LESLIE L. BOERSMA, Trustees or the Successor in Trust, of the BOERSMA FAMILY TRUST dated November 2, 2023, "Grantee," all of Grantors' interest in and to the following real property, free of encumbrances except for matters of public record, situated in County of Klamath, State of Oregon, and further described as specifically set forth on Exhibit A.

SUBJECT TO: Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

For information purposes only: Address: 27631 Open Range Lane, Bonanza, OR 97623
Map / Tax Lot: 38110000004401
Account Number: 609318

THE TRUE CONSIDERATION FOR THIS TRANSFER IS \$ -0- AND FOR ESTATE PLANNING PURPOSES.

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEE AND GRANTEE'S HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTORS UNDER A STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTORS OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

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 2nd day of November, 2023.

GRANTOR:

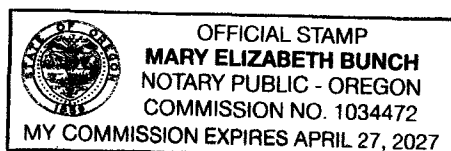

JEFFREY P. BOERSMA

GRANTOR:


LESLIE L. BOERSMA

STATE OF OREGON)
) ss.
COUNTY OF KLAMATH)

This instrument was acknowledged before me on November 2, 2023, by JEFFREY P. BOERSMA and LESLIE L. BOERSMA.



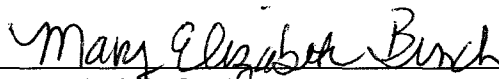

Notary Public for Oregon

EXHIBIT A

The NW1/4 of the NE1/4 of Section 31, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon:

EXCEPTING THEREFROM that portion of the NW1/4 NE1/4 of said Section 31 described as follows:

Beginning at a P K Nail on the centerline of Haskins Road from which the North quarter corner of Section 31 bears N00° 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° 21' 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 a 5/8 inch rebar with a Tru-Line Surveying Plastic Cap.)

AND EXCEPTING THEREFROM any portion thereof in Haskins Road.