

2025-003954

Klamath County, Oregon

05/27/2025 08:48:01 AM

Fee: \$92.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Bonanza Rural Fire Protection District, an Oregon  
domestic non-profit corporation.

3100 E Langell Valley Rd.

Bonanza, OR 97623

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

Bonanza Rural Fire Protection District, an Oregon  
domestic non-profit corporation.

3100 E Langell Valley Rd.

Bonanza, OR 97623

File No. 673473AM

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STATUTORY WARRANTY DEED

**Bonanza Quick Response Team, an Oregon Non-Profit Corporation,**

Grantor(s), hereby convey and warrant to

**Bonanza Rural Fire Protection District, an Oregon domestic non-profit corporation,**

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:

See Exhibit "A"

**The true and actual consideration for this conveyance is \$1.00.**

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:

Real property taxes due, if any, but not yet 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: May 12, 2025

Bonanza Quick Response Team

By: Daniel D. Hankins  
Daniel D. Hankins

As: President

State of Oregon } ss  
County of Klamath}

On this 15 day of May, 2025, before me, Emily Jean <sup>be a Notary Public in and for said state,</sup> personally appeared Daniel D. Hankins, known or identified to me to be the person(s) whose name(s) <sup>is</sup> 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.

Lisa Legget-Weatherby  
Notary Public for the State of Oregon

Residing at: Klamath Falls, OR

Commission Expires: 9/27/2025 2027



## EXHIBIT "A"

The following described property in the SW1/4 SE1/4 of Section 10, Township 39 South, Range 11 East, Willamette Meridian, Klamath County, Oregon:

A tract of land in the SW1/4 SE1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 1,815 feet West of and 870 feet North of the corner common to Sections 10, 11, 14, and 15, said Township and Range, thence East 210 feet; thence North to the South boundary of Marked Road No. 5; thence North and West along said South boundary of said road to a point due North of the point of beginning; thence South to the point of beginning, and Beginning at a point 1,890 feet West of and 870 feet North of the Section corner common to Sections 10, 11, 14 and 15, said Township and Range, thence East at right angles to the East line of West Park Street, a distance of 75 feet to the Southwest corner of the W.H. Kitts lot as described in Deed Volume 91 at page 111; thence North along the West side of the Kitts lot to the Southerly line of Market Road; thence Northwesterly along the Southerly line of Market Road to a point due North of the point of beginning; thence South to the point of beginning.

EXCEPTING from said tracts that portion thereof conveyed to Klamath County for road purposes in Deed recorded April 8, 1955, in Deed Volume 273 at page 421, Deed Records of Klamath County, Oregon.