

Returned at Counter
Town of Bonanza



00355414202600035300020028

04/22/2026 09:12:31 AM

Fee: \$92.00

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**
Name STURM, ERIC & CAROLYN
Address 1130 BLY MOUNTAIN CUTOFF
Address BONANZA, OR 97623

**UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING
ADDRESS:** STURM, ERIC & CAROLYN
1130 BLY MOUNTAIN CUTOFF
BONANZA, OR 97623

STATUTORY WARRANTY DEED

The Town of Bonanza, a Municipal Corporation, Grantor(s), convey to Eric Sturm and Carolyn Sturm, as Tenants by the Entirety, the portion of Parcel 1 of Land Partition 51-25 situated in the NE1/4 of the NE1/4 and the NW1/4 of the NE1/4 of Section 3, Township 39 South, Range 11 East, and the SW1/4 of the SE1/4 and the SE1/4 of the SE1/4 of Section 34. Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon described as follows:

Commencing at the northeast corner of Section 3, Township 39 South, Range 11 East of the Willamette Meridian, thence, along the north line of said Section 3, South 89°43'22" West, 304.89 feet to the west right of way line of Bonanza-Bly Mount Cutoff Rd and the True Point of Beginning; thence along said west right of way line the following three courses: along a 379.26 foot curve to the right, through a central angle of 55°38'18" (the chord bearing of which bears South 17°17'38" West, 353.99 feet), an arc distance of 368.29 feet; thence South 45°06'47" West, 178.20 feet; thence along a 746.20 foot curve to the left, through a central angle of 6°50'07" (the chord bearing of which bears South 41°41'43" West, 88.97 feet), an arc distance of 89.02 feet; thence, leaving said right of way, North 00°28'47" West, 528.79 feet, thence North 89°43'22" East, 295.11 feet to the Point of Beginning.

The true and actual consideration for this conveyance is \$8,000.

ORS 93.040(1): 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 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

GRANTOR(s):

[Redacted]

Mayor, Town of Bonanza

Dated 4/21/2026

STATE OF OREGON)

)

County of Klamath)

BEFORE ME, the undersigned authority, on this day personally appeared Ashlie Pence, Mayor, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed on behalf of the Town of Bonanza.

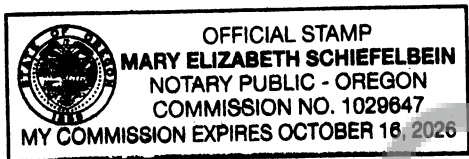
Given under my hand and seal of office this ___ day of 4/21/2026

(SEAL)

NOTARY PUBLIC, STATE OF OREGON

Print name: MARY Schiefelbein

My commission expires: 10-16-2026



[Redacted Signature Area]