

20-00993
COLUMBIA COUNTY TITLE

After recording return to: (Name, Address, Zip)
Bryon Jensen
1613 E. 4th Way, La Centre, WA 98629

Until requested otherwise, send all tax statements to:
Same As Above

GRANTOR:

Richard Bloomfeldt and Shirley Bloomfeldt, Trustees, or
Successor Trustees Under the Richard & Shirley
Revocable Trust, dated 20th day of March, 1997
71105 Holmes Rd., Sisters, OR 97759

GRANTEE:

Bryon Jensen
OR

ORDER NO. 20-00993
TAX ACCOUNT NO. 7N3W16-BO-00300

COLUMBIA COUNTY, OREGON 2020-009386
DEED-D
Cnt=1 Pgs=3 HUSERB 09/15/2020 11:36:09 AM
\$15.00 \$11.00 \$60.00 \$5.00 \$10.00 = \$101.00



I, Elizabeth E. Huser, County Clerk for Columbia County, Oregon
certify that the instrument identified herein was recorded in the Clerk
records.

Elizabeth E. Huser - County Clerk

Space Above Reserved for Recorder's Use

STATUTORY SPECIAL WARRANTY DEED

Richard Bloomfeldt and Shirley Bloomfeldt, Trustees, or Successor Trustees Under the Richard & Shirley Bloomfeldt Revocable Trust, dated 20th day of March, 1997, Grantor, conveys and specially warrants to Bryon Jensen, Grantees, the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in Columbia County, State of Oregon, to wit:

See Legal Description attached hereto as Exhibit "A"

Subject to and excepting: Covenants, Conditions, Restrictions and Easements of record.

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 and actual consideration for this conveyance is \$196,000.00. (Here, comply with the requirements of ORS 93.030.)

Dated this 15th day of September 2020

RICHARD BLOOMFELDT AND ~~SHIRLEY~~^{Shirley}
BLOOMFELDT, TRUSTEES, OR SUCCESSOR
TRUSTEES
UNDER THE RICHARD & SHIRLEY ~~REVOCABLE~~^{Bloomfeldt}
TRUST, DATED 20TH DAY OF MARCH, 1997

Richard Bloomfeldt
Richard Bloomfeldt
Trustee

Shirley Bloomfeldt
Shirley Bloomfeldt
Trustee

State of Oregon

ss.

County of Columbia

The foregoing instrument was acknowledged before me this 10th day of September,
2020 by Richard Bloomfeldt and Shirley Bloomfeldt, Trustees, or Successor Trustees Under the
Richard & Shirley Revocable Trust, dated 20th day of March, 1997.
Bloomfeldt



Before me:

Lorraine Rice

Notary Public for Oregon

My commission expires: 2-13-22

EXHIBIT "A"
LEGAL DESCRIPTION

BEGINNING at a point 4 rods West of the Northeast Corner of the NW ¼ of Section 16, Township 7 North, Range 3 West of the Willamette Meridian; thence West along the North section line of said Section 16, a distance of 47 rods to a point; thence South 160 rods to a point; thence East 51 rods to appoint; thence North 80 rods to a point; thence West 4 rods to a point; thence North 80 rods to the point of BEGINNING. EXCEPTING THEREFROM that tract conveyed by Ed Fenimore and Clara D. Fenimore to the State of Oregon, acting by and through its State Highway Commission, recorded August 3, 1953 in Book 119, page 519, Deed Records of Columbia County.

ALSO EXCEPTING THEREFROM a tract conveyed by Richard L. Bloomfeldt and Shirley A. Bloomfeldt, Trustees under the Richard & Shirley Bloomfeldt Revocable Living Trust dated the 20th Day of March 1977 to Frank C. Tanner and Phyllis K. Tanner, husband and wife, recorded May 15, 1998, Fee Number 98-05744, deed records of Columbia County.