

WT 82843-DS

THIS SPACE R

2009-000220

Klamath County, Oregon



01/08/2009 03:36:19 PM

Fee: \$26.00

After recording return to:

RYAN E. HARTMAN

P. O. Box 148

Malin, OR 97632

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

RYAN E. HARTMAN

P. O. Box 148

Malin, OR 97632

Escrow No. MT82843-DS

Title No. 0082843

SWD

STATUTORY WARRANTY DEED

HAROLD E. HARTMAN and LINDA C. HARTMAN, as tenants by the entirety, Grantor(s) hereby convey and warrant to RYAN E. HARTMAN and JENNIFER L. HARTMAN, HUSBAND AND WIFE, AS TO AN UNDIVIDED ½ INTEREST; KODY L. HARTMAN and KRISTINE J. HARTMAN, HUSBAND AND WIFE, AS TO AN UNDIVIDED ½ INTEREST, 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:

EXHIBIT "A" LEGAL DESCRIPTION

Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon:

Section 1: N1/2 SW1/4, NW1/4 SE1/4, SW1/4 NE1/4, S1/2 NW1/4, NW1/4 NW1/4, NE1/4 SE1/4, S1/2 S1/2

Section 2: SE1/4

Section 12: N1/2 NW1/4

EXCEPTING THEREFROM: Beginning at a point on the North right of way line of the County Road, which point lies 30 feet North and 40 feet East of the Southwest corner of the NW1/4 NW1/4 of Section 12, Township 41 South, Range 12 East of the Willamette Meridian and running thence; continuing East along the North right of way line of the said County Road a distance of 505 feet; thence North, parallel to the West line of Section 12 a distance of 147 feet; thence West parallel to the North right of way line of the County Road a distance of 200 feet; thence North, parallel to the West line of Section 12, a distance of 103 feet; thence West parallel to the North right of way line of the County Road a distance of 305 feet to a point which lies 40 feet East of the West line of Section 12; thence South, parallel to the West line of Section 12 and 40 feet Easterly at right angles therefrom a distance of 250 feet, more or less, to the point of beginning, said tract being in the NW1/4 of NW1/4 of Section 12, Township 41 south, Range 12 East of the Willamette Meridian.

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:

The true and actual consideration for this conveyance is **\$670,000.00**.

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. 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

Grant

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.

Dated this 26th day of Dec, 08.

Harold E. Hartman
HAROLD E. HARTMAN

Linda C. Hartman
LINDA C. HARTMAN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 12-26-, 2008 by HAROLD E. HARTMAN and LINDA C. HARTMAN.

Debbie S. Sinner
(Notary Public for Oregon)

My commission expires 9-8-09

