

**2014-007204****Klamath County, Oregon**

07/09/2014 12:08:15 PM

Fee: \$47.00

After recording return to:

ROBERT E. MARTIN

3757 S BUTTE AVENUE

KERMAN, CA 93630

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

ROBERT E. MARTIN

3757 S BUTTE AVENUE

KERMAN, CA 93630

Escrow No. MT101223DS

Title No. 0101223

SWD r.020212

STATUTORY WARRANTY DEED
H L FARMS LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

ROBERT E. MARTIN,

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:

A portion of the S1/2 of Section 1, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 1/2" inch iron pin, which is South 89° 26' 10" West 439 feet and North 883 feet from the South quarter corner of said Section 1; thence continuing North 640.90 feet to a 1/2" iron pin on the Southerly right of way line of Oregon State Highway #140; thence North 66° 45' 21" West along said Southerly right of way line 1277.52 feet to a 1/2" iron pin marking the intersection of the Southerly right of way line of said Highway No. 140 and the Easterly right of way line of Fishhole Road; thence South 06° 47' 12" East along said Easterly right of way line 320.05 feet to a 1/2" iron pin; thence East 268 feet to a 1/2" iron pin; thence South 00° 10' 57" East 397.0 feet to a 1/2" iron pin; thence South 89° 56' 55" West 222.0 feet to a 1/2" iron pin on the Easterly right of way of said Fishhole Road; thence South 06° 47' 12" East along said Easterly right of way line 433.10 feet to a 1/2" iron pin; thence East 1037.56 feet to the point of beginning, with bearings based on Survey #1401, filed in the office of the County Engineer, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$199,900.00**.

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:

2014-2015 Real Property Taxes a lien not yet due and payable.

\$ 47.00

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, 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 8 day of July 2014.

H L FARMS LLC

BY:

Robert Michlig
ROBERT MICHLIG, MEMBER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 7-8, 2014 by ROBERT MICHLIG, MEMBER OF H L FARMS LLC.

Deborah Anne Sinnock
(Notary Public for Oregon)

My commission expires 9-8-17

