



**2016-008836**  
Klamath County, Oregon  
08/19/2016 02:22:00 PM  
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Michael G. Hartman and Ashlyn N. Hartman

3246 Homedale Road

Klamath Falls, OR 97603

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

Michael G. Hartman and Ashlyn N. Hartman

3246 Homedale Road

Klamath Falls, OR 97603

File No. 104784AM

---

### STATUTORY WARRANTY DEED

**Trudie D. Durant and Bruce L. Durant, husband and wife as to an undivided 50% interest  
and Dayna Durant-Sellars and Terry R. Sellars, husband and wife as to an undivided 50% interest,**

Grantor(s), hereby convey and warrant to

**Michael G. Hartman and Ashlyn N. Hartman, as Tenants by the Entirety,**

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 parcel of land situate within Lot 2A, HOMEDALE, according to the official plat thereof on file in the office  
of the County Clerk of Klamath County, Oregon, being more particularly described as follows:**

**Beginning at a 5/8 inch iron pin from which the Southeast corner of said Lot 2A bears South 00°20'00" West  
399.12 feet; thence North 00°20'00" East along the Easterly line of said Lot 2A, 65.00 feet to the  
Northeasterly corner of parcel conveyed by deed recorded September 27, 1943 in Volume 158 at Page 527, a  
1 inch iron pipe; thence leaving said Easterly line of Lot 2A, North 67°18'39" West, 176.48 feet along the  
Northeasterly line of said parcel to the Northeasterly corner of parcel conveyed by deed recorded November  
14, 1963 in Volume 349 at Page 264, a 1/2 inch iron pipe; thence South 00°56'31" West, 132.13 feet along the  
Easterly line of said parcel to a 5/8 inch iron pin; thence South 89°40'00" East 164.62 feet to the point of  
beginning.**

The true and actual consideration for this conveyance is **\$173,600.00.**

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:

**2016-2017 Real Property Taxes, a lien not yet due and 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 this 19 day of Aug, 2016.

Trudie D. Durant  
Trudie D. Durant

Bruce L. Durant  
Bruce L. Durant

Dayna Durant-Sellars  
Dayna Durant-Sellars

Terry R. Sellars  
Terry R. Sellars

State of Oregon } ss  
County of Klamath }

On this 19<sup>th</sup> day of August, 2016, before me, Stacy Howard a Notary Public in and for said state, personally appeared Trudie D. Durant, Bruce L. Durant, Dayna Durant-Sellars and Terry R. Sellars, known or identified to me to be the person(s) whose name(s) is/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.

Stacy Howard  
Notary Public for the State of Oregon  
Residing at: Klamath Falls OR  
Commission Expires: 10-19-19

