



2018-002700
Klamath County, Oregon
03/13/2018 08:54:01 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Harter Revocable Trust dated May 24, 2012 and
Andrew J. Harter and Kerry L. Harter
34530 Minneola Rd.
Newberry Springs, CA 92365

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

Harter Revocable Trust dated May 24, 2012 and
Andrew J. Harter and Kerry L. Harter
34530 Minneola Rd.
Newberry Springs, CA 92365

File No. 210553AM

STATUTORY WARRANTY DEED

Nicholas B. Temple and Theresa J. Temple, Trustees of the Nicholas B. Temple Family Trust, dated February 17, 2006,

Grantor(s), hereby convey and warrant to

Joseph L. Harter and Susan M. Harter, Trustees of the Harter Revocable Trust dated May 24, 2012 as to an undivided 1/2 interest and Andrew J. Harter and Kerry L. Harter, as Tenants by the Entirety, as to an undivided 1/2 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:

S1/2 NE1/4; SE1/4 NW1/4; NE1/4 SW1/4; N1/2 SE1/4; S1/2 SE1/4; SE1/4 SW1/4 and Government Lots 3 and 4 of Section 19, Township 37 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

S1/2 NW1/4; N1/2 SW1/4 and S1/2 SW1/4 of Section 20, Township 37 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

NW1/4; N1/2 SW1/4 of Section 29, Township 37 south, Range 10 east of the Willamette Meridian, Klamath County, Oregon.

Government Lot 1, 2 and 3; NE1/4; E1/2 NW1/4; N1/2 SE1/4 and NE1/4 SW1/4 of Section 30, Township 37 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$3,500,000.00.

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:

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

9th day of March, 2018

The Nicholas B. Temple Family Trust, dated February 17, 2006

By:

Nicholas B. Temple
Nicholas B. Temple, Trustee

By:

Theresa J. Temple
Theresa J. Temple, Trustee

State of Oregon

County of Klamath

On this 9 day of March, 2018, before me, Heather Sciurba a Notary Public in and for said state, personally appeared Nicholas B. Temple and Theresa J. Temple, Trustees of the Nicholas B. Temple Family Trust dated February 17, 2006, 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.

Heather Sciurba
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: Dec 17, 2021

