



THIS SPACE RESERVED FOR

2019-003465

Klamath County, Oregon

03/29/2019 02:10:01 PM

Fee: \$97.00

After recording return to:

Ryan Hartman

PO Box 148

Malin, OR 97632

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

Ryan Hartman

PO Box 148

Malin, OR 97632

File No. 287447AM

STATUTORY WARRANTY DEED

**Mark Toenies and Lymy Beth Toenies,
as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

Ryan Hartman,

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:

PLEASE SEE ATTACHED EXHIBIT "A"

The true and actual consideration for this conveyance is \$1.00.

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 27th day of March, 2019

Mark Toenies
Mark Toenies

Lymy Beth Toenies

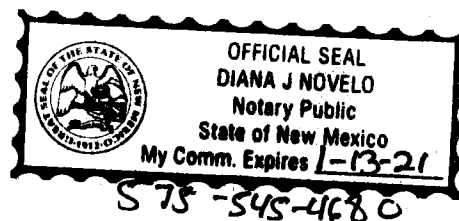
New Mexico
State of ~~Oregon~~ } ss
County of Luna }

On this 27 day of March, 2019, before me, Novelo, Diana a Notary Public in and for said state, personally appeared Mark Toenies, 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.

[Signature]

Notary Public for the State of Oregon New Mexico DN
Residing at: 907 Encanto Cir. DENING NM 88030
Commission Expires: 1-13-21



State of Oregon } ss
County of _____ }

On this _____ day of March, 2019, before me, _____ a Notary Public in and for said state, personally appeared Lymy Beth Toenies, 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.

Notary Public for the State of Oregon


Residing at: _____

Commission Expires: _____

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 27th day of March, 2019.

Mark Toenies


Lymy Beth Toenies

State of Oregon } ss

County of _____ }

On this _____ day of March, 2019, before me, _____ a Notary Public in and for said state, personally appeared Mark Toenies, 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.

Notary Public for the State of Oregon

Residing at: _____


Commission Expires: _____

State of Oregon } ss

County of Douglas }

On this 27th day of March, 2019, before me, Christopher Ash a Notary Public in and for said state, personally appeared Lymy Beth Toenies, 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.



Notary Public for the State of Oregon

Residing at: Roseburg OR

Commission Expires: 1/11/21



EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

The SE1/4 of the SE1/4 of Section 23, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon

PARCEL 2

All that portion of the SW1/4 of the SW1/4, the SE1/4 of the SW1/4 of Section 24, and the NE1/4 of the NW1/4 Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying Northerly of the Railroad right of way line of the Great Northern Railway Co., as the same is now located and surveyed.

PARCEL 3

Beginning at the SW corner of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence East along the South line of said Section 24, 1582.80 feet to a point on the Southwesterly right of way of the Great Northern Railway Co.; thence North 48° 13' 28" West along said right of way 1767.06 feet to a point on the Southerly right of way of a drain ditch; thence South 57° 33' 07" West along said right of way to the drain ditch 321.55 feet to a point on the West line of said Section 24, and thence South 0° 21' 44" East 1004.74 feet to the point of beginning.

PARCEL 4

The NE1/4 of the NE1/4 of Section 26, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 5

That portion of the SW1/4 of the SW1/4 of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying South of the right of way of the Great Northern Railway Co. and North of the USBR 1-C-1 drainage ditch.

EXCEPTING FROM said Parcels the USBR 1-C Drain, the USBR 1-C-1 Drain, and that portion of the USBR A-4B Lateral lying Southerly and Westerly of the Burlington Northern Railroad right of way.