

AFTER RECORDING RETURN TO:
Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601

2019-004132
Klamath County, Oregon
04/18/2019 09:32:01 AM
Fee: \$102.00

GRANTOR'S NAME AND ADDRESS:

Richard R. Rodgers
9030 Shady Pine Road
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:

Ryan E. Hartman and Jennifer L. Hartman, H&W
P. O. Box 148
Malin, OR 97632

SEND TAX STATEMENTS TO:

Ryan E. Hartman and Jennifer L. Hartman
P. O. Box 148
Malin, OR 97632

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That RICHARD R. RODGERS, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **RYAN E. HARTMAN and JENNIFER L. HARTMAN, Husband and Wife as Tenants by the Entirety**, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

TO HAVE AND TO HOLD THE SAME unto the grantee and grantee's heirs, successors and assigns forever.

AND GRANTOR HEREBY COVENANTS to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above-granted premises, free from all encumbrances except those of record and those apparent on the land, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above-described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1,755,000.00.

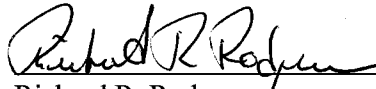
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 17 day of April, 2019.

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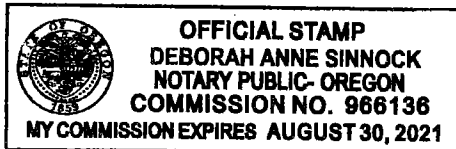
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BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.


Richard R. Rodgers

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 14th day of April, 2019, by Richard R. Rodgers.



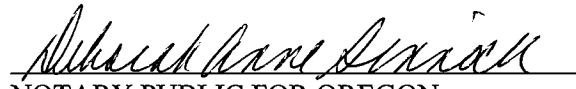

NOTARY PUBLIC FOR OREGON
My Commission expires: 8/30/21

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Government lots 6, 7 and 8 of Section 30, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

All of those portions of Government lots 6 and 8 of Section 25, Township 37 South, Range 8 East of the Willamette Meridian, which lies Easterly from the Easterly boundary of the right of way of the Oregon Eastern Railway (Southern Pacific Railway)

AND ALSO all of those portions of Government lots 1 and 5 of Section 25, Township 37 South, Range 8 East of the Willamette Meridian, which lies Easterly from the Easterly boundary of the right of way of Oregon Eastern Railway (Southern Pacific Railway).

SAVING AND EXCEPTING THEREFROM that certain tract heretofore conveyed to Leonard Hamilton by deed dated March 16, 1940, recorded in Volume 128, page 279, Deed Records of Klamath County, Oregon, further described as follows:

Beginning at the meander corner on the Easterly boundary of the said Section 25, Township 37 South, Range 8 East of the Willamette Meridian, Klamath County Oregon from which the Northeasterly corner of the said Section 25 bears North 1°17' East 1507.4 feet distant and running thence South 0°33' West along the said Easterly boundary of the said Section 25, 460.6 feet; thence West 466.6 feet, more or less to the point in the Easterly boundary of the right of way of the relocated Dalles-California Highway, as the same is now established and staked on the ground; thence Northerly along the said right of way boundary 1515 feet, more or less to its intersection with the Westerly boundary of the right of way of the original Dalles-California as the same is now located and constructed; thence Southeasterly along the last mentioned right of way boundary 1185 feet more or less to its intersection with the said Easterly boundary of the said Section 25; thence South 1°17' West 5 feet more or less to the said POINT OF BEGINNING.

SAVING AND EXCEPTING that portion thereof conveyed to State of Oregon, by and through its Stat Highway Commission by deed recorded January 28, 1942, Volume 144, page 481, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM those certain parcels deeded to the State of Oregon, by and through its State Highway Commission by Robert E. Graham, et al, dated April 11, 1940, recorded April 29, 1940, and T.B. Watters, et ux, dated August 2, 1941, recorded August 15, 1941 in Volume 129, page 21 and Volume 140, page 349, respectively, Deed Records of Klamath

EXCEPTING THEREFROM the above described property, A tract of land situated in the E1/2 of Section 25, Township 37 South, Range 8 East and the W1/2 of Section 30, Township 37 South, Range 9 East, of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the Northeast corner of said Section 25 thence South 02°13'53" West, 1499.49 feet to the true point of beginning, said point being on the Southwesterly right-of-way line of Shady Pine Road; thence along said right-of-way line, along the arc of a 24850.48 foot radius curve to the right, through a central angle of 01°18'35" (the long chord of which bears South 30°21'42" East, 568.05 feet) an arc distance of 568.06 feet to a point of compound curvature; thence continuing along said right-of-way line, along the arc of a 2053.89 foot radius curve to the left, through a central angle of 09°41'19" (the long chord of which bears South 33°25'10" East 346.90 feet) an arc distance of 347.31 feet; thence, continuing along said right-of-way line, South 37°14'05" East, 596.14 feet; thence, leaving said right-of-way line, North 89°03'07" West, 1315.63 feet to the Easterly right-of-way line of Highway 97; thence along said Easterly right-of-way line, North 00°10'19" West, 773.13 feet to the Southwest

(Legal Continued)

corner of Parcel 2 as described in Deed Volume M04-79169, as recorded at the Klamath County Clerks Office; thence leaving said Easterly right-of-way line and along the Southerly line of said Parcel 2, South 89°03'07" East, 466.63 feet to the Southeast corner of said Parcel 2; thence along the Easterly line of said Parcel 2 the following two courses, North 01°29'53" East, 460.60 feet; thence North 02°13'53" East a distance of 6.70 feet to the point of beginning. Basis of Bearings is Grid North of the Oregon State Plane Coordinates System of 1983, South Zone.

PARCEL 3:

All that portion of Government Lot 4 Section 30, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying Westerly of the Westerly line of Shady Pine Road.

PARCEL 4:

All that portion of Government lot 4 of Section 31, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, between the Northerly boundary of the County Road, at one time the Dalles-California Highway, as the same is now located and constructed, and the meander line which marks the Northerly boundary of the said Government lot 4.

PARCEL 5:

All that portion of Government lot 5 of Section 31, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, between the Northwesterly boundary of the County Road, at one time the Dalles-California Highway, as the same is now located and constructed, and the meander line which marks the Northwesterly boundary of the said Government lot 5. SAVING AND EXCEPTING THEREFROM that certain tract conveyed to J.J. Wissenback by deed dated December 28, 1935, recorded in Book 107, page 443, Deed Records of Klamath County, Oregon.

PARCEL 6:

All of Government lots 7 and 8 of Section 31, Township 37 South, Range 9 East of the Willamette Meridian, SAVING AND EXCEPTING THEREFROM that certain tract as conveyed to Emanuel Nedvidek by deed dated October 1928, recorded in Volume 81, page 278, Deed Records of Klamath County, Oregon.

PARCEL 7:

Government lots 9, 10, 11 and 13 of Section 31, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 8:

Government lots 1, 2 and 3 of Section 36, Township 37 South, Range 8 East of the Willamette Meridian, which lies Easterly from the Easterly boundary of the right of way of the Oregon Eastern Railway (Southern Pacific Railway)

EXCEPTING THEREFROM those certain parcels deeded to the State of Oregon, by and through its State Highway Commission by Robert E. Graham, et al, dated April 11, 1940, recorded April 29, 1940, and T.B. Watters, et ux, dated August 2, 1941, recorded August 15, 1941 in Volume 129, page 21 and Volume 140, page 349, respectively, Deed Records of Klamath County, Oregon.

PARCEL 9:

All that portion of Government lot 8 of Section 31, Township 37 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at a point in the Section line between Sections 30 and 31 of said Township and Range, which marks the Northerly boundary of said Lot 8, and from which the meander corner between the said Sections bears North $88^{\circ}03'$ West along the said Section line 680.2 feet, more or less to the Northwestern corner of the said Lot 8; thence South $1^{\circ}16'$ West along the Westerly boundary of the said Lot 8, 795.7 feet; thence North $88^{\circ}03'$ East and parallel with the Northerly boundary of the said Government lot 8, 978.6 feet; thence North $19^{\circ}39\frac{1}{2}'$ West 834 feet, more or less to the said point of beginning.