

**2021-000775**

**Klamath County, Oregon**

01/19/2021 10:24:01 AM

Fee: \$92.00

Recording Requested By:  
Al & Beth Hopfmann

When Recorded mail to:  
Harris Land and Timber Company LLC  
154 Rainbow Drive #5462  
Livingston, Texas 77399

Mail Tax Statements To:  
Harris Land and Timber Company LLC  
154 Rainbow Drive #5462  
Livingston, Texas 77399

APN:  
R277079

Prior Instrument Number:

### **Warranty Deed**

For good and valuable consideration of \$3,000.00, the receipt and sufficiency of which is hereby acknowledged, I or we, Alwin E. Hopfmann and Mary Beth Hopfmann, an, (GRANTORS), does hereby convey to Harris Land and Timber Company LLC (GRANTEE), Sole Ownership, the following described real property situated in Klamath (COUNTY), Oregon (STATE):

R3511-010C0-5200, Lot 14, Block 14 Oregon Pines

**SUBJECT TO:** Existing taxes, assessments, covenants, conditions, restrictions, rights of way and easements of record.

And the GRANTOR binds itself and its successors to warrant the title against its acts and none other, subject to the matters above set forth.

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.

**Signature Page to Follow**

APN:  
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Dated this 4 day of JANUARY, 2021.

Signed and Sealed:

Alwin E. Hopfmann  
Alwin E. Hopfmann

STATE OF Massachusetts

COUNTY OF Worcester

I, Bridget Lebel, a Notary Public of the County and State first above written do hereby certify that Alwin Hopfmann personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal, this 4<sup>th</sup> day of January, 2021



Bridget Lebel  
Notary Public Lebel, County Worcester  
My commission expire: 11-28-2025  
Acting in Massachusetts, County Worcester

Dated this 4<sup>th</sup> day of January, 2021.

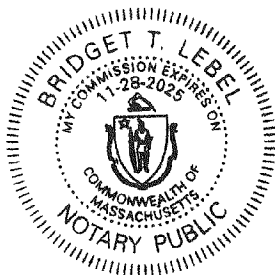
By: Mary Beth Hopfmann  
Mary Beth Hopfmann

STATE OF Massachusetts

COUNTY OF Worcester

I, Bridget LeBel, a Notary Public of the County and State first above written do hereby certify that Mary Beth Hopfmann personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal, this 4<sup>th</sup> day of January, 2021.



Bridget LeBel  
Notary Public LeBel, County, Worcester  
My commission expire: 11-28-2025  
Acting in Massachusetts, County, Worcester

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