



THIS SPACE RESERVED FOR

2021-001714

Klamath County, Oregon

02/05/2021 10:51:01 AM

Fee: \$87.00

After recording return to:

Ryan A. Hamel

18181 chin RD
Klamath Falls OR 97603

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

Ryan A. Hamel

Same as above

File No. 422784AM

STATUTORY WARRANTY DEED

**Carl D. Perry and Julie A. Perry,
as Trustees of the Perry Family Trust of 1994,**

Grantor(s), hereby convey and warrant to

Ryan A. Hamel,

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:

**The S1/2 SE1/4 Section 29, Township 40 South, Range 10 East of the Willamette Meridian, Klamath
County, Oregon and the NE1/4 and E1/2 NW1/4 of Section 32, Township 40 South, Range 10 East of the
Willamette Meridian, Klamath County, Oregon.**

EXCEPTING THEREFROM any portion lying in Chin Road and Buesing Road.

The true and actual consideration for this conveyance is \$1,000,000.00.

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 3rd day of February, 2021.

Perry Family Trust of 1994

By: Carl D. Perry
Carl D. Perry, Trustee

By: Julie A. Perry
Julie A. Perry, Trustee

State of California } ss
County of Merced

On this 3rd day of February, 2021, before me, Marilene Branco a Notary Public in and for said state, personally appeared Carl D. Perry and Julie A. Perry, Trustees of the Perry Family Trust of 1994, 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.

Marilene Branco

Notary Public for the State of California

Residing at: California

Commission Expires: November 15, 2023

