



2021-003771

Klamath County, Oregon

03/12/2021 03:02:01 PM

Fee: \$97.00

THIS SPACE RESERVED FOR

After recording return to:

Michael Pruner and Pamela Pruner

P. O. Box 569

Keno, OR 97627

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

Michael Pruner and Pamela Pruner

P. O. Box 569

Keno, OR 97627

File No. 444191AM

STATUTORY WARRANTY DEED

Philip William Hartman and Danette Diane Hartman, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Michael Pruner and Pamela Pruner, as Tenants by the Entirety,

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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

The true and actual consideration for this conveyance is \$695,000.00.

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 10 day of March 2021.

Philip William Hartman
Philip/Hartman
William
Danette Diane Hartman
Danette/Hartman
Diane
State of OR } ss
County of Klamath

On this 10th day of Mar, 2021, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Philip William Hartman and Danette Diane Hartman, 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.

Deborah Anne Sinnock
Notary Public for the State of OR
Residing at: Klamath Co
Commission Expires: 8.30.21

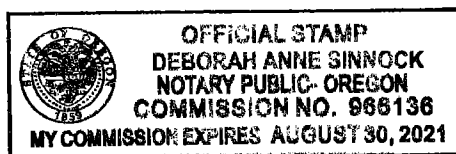


EXHIBIT "A"

444191AM

Unsurveyed Parcel 1 of Land Partition 11-13 Situated in the S1/2 of Section 31 and the SW1/4 of the SW1/4 of Section 32, Township 39 South, Range 08 East of the Willamette Meridian, The N1/2 Section 6 and the NW1/4 of the NW1/4 of Section 5, Township 40 South, Range 08 East of the Willamette Meridian, Klamath County, Oregon and recorded March 20, 2014 as Instrument No. 2014-002378, Klamath County Records.

Excepting therefrom the following described property adjusted by Property Line Adjustment 03-16 as approved by the Klamath County Planning Department on February 24th, 2016:

Commencing at the South 1/4 corner of said Section 31, T39S, R08E of the Willamette Meridian; thence along the south line of said Section 31 South 89°00'18" East, 467.00 feet to the west line of said Parcel 1 of Land Partition 11-13; thence along the said west line North 22°14'25" West, 635.49 feet and South 83°25'30" West, 80.32 feet to the True Point of Beginning of this exception description; thence continuing along the west line of said Parcel 1, South 83°25'30" West, 63.64 feet; thence North 18°26'35" West, 270.63 feet; thence along a 530.00 foot radius curve to the left, through a central angle of 31°19'19" an arc distance of 289.73 feet (the long chord of which bears North 34°06'14" West, 286.14 feet); thence North 49°45'53" West, 99.15 feet; thence along a 470.00 foot radius curve to the right, through a central angle of 09°10'47" an arc distance of 75.30 feet (the long chord of which bears North 45°10'30" West, 75.22 feet); thence North 40°35'07" West, 424.24 feet; thence along a 130.00 foot radius curve to the left, through a central angle of 113°55'43" an arc distance of 258.50 feet (the long chord of which bears South 82°27'02" West, 217.97 feet); thence South 25°29'11" West, 90.07 feet; thence along a 70.00 foot radius curve to the right, through a central angle of 78°26'13" an arc distance of 95.83 feet (the long chord of which bears South 64°42'17" West, 88.52 feet); thence along a 20.00 foot radius curve to the right, through a central angle of 108°10'56" an arc distance of 37.76 feet (the long chord of which bears North 21°59'08" West, 32.40 feet) to the East line of State Highway 66; thence along the east line of State Highway 66 North 32°05'58" East, 315.67 feet; thence along a 1392.40 foot radius curve to the right, through a central angle of 02°54'22" an arc distance of 70.63 feet (the long chord of which bears North 33°33'09" East, 70.62 feet); thence leaving said right of way of State Highway 66 South 48°12'57" East, 308.01 feet; thence South 44°38'53" East, 204.87 feet; thence South 38°13'04" East, 152.86 feet; thence South 36°30'40" East, 328.26 feet; thence South 30°42'53" East, 118.78 feet; thence South 23°41'17" East, 324.45 feet to the True Point of Beginning.

Also including thereto the following described property adjusted by Property Line Adjustment 03-16 as approved by the Klamath County Planning Department on February 24th, 2016:

Commencing at the South 1/4 corner of said Section 31, T39S, R08E of the Willamette Meridian; thence along the south line of said Section 31 South 89°00'18" East, 467.00 feet to the west line of said Parcel 1 of Land Partition 11-13; thence along the said west line North 22°14'25" West, 61.81 feet to the True Point of Beginning of this inclusion description; thence continuing along the west line of said Parcel 1, North 22°14'25" West, 573.68 feet; thence South 83°25'30" West, 80.32 feet; thence leaving said west line of Parcel 1 South 24°01'01" East, 392.86 feet, thence South 40°03'37" East, 212.91 feet to the True Point of Beginning.

Basis of Bearings is per Land Partition 11-13, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.