



THIS SPACE RESERVED FOR

2021-008190
Klamath County, Oregon
05/21/2021 02:33:04 PM
Fee: \$87.00

After recording return to:
Ryan Hartman and Jennifer Hartman
PO Box 148
Malin, OR 97632

Until a change is requested all tax statements shall be
sent to the following address:
Ryan Hartman and Jennifer Hartman
PO Box 148
Malin, OR 97632
File No. 451127AM

STATUTORY WARRANTY DEED

Richard R. Rodgers,
Grantor(s), hereby convey and warrant to

Ryan Hartman and Jennifer Hartman, 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:

PARCEL 1:

All that portion of Government Lot 2 of Section 31, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, between the Westerly 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 Westerly boundary of said Government Lot 2, SAVING AND EXCEPTING THEREFROM that certain tract as conveyed to Richard J. Conroy et. ux., by Deed dated April 26, 1937, recorded in Volume 109, Page 19, Deed Records of Klamath County, Oregon.

ALSO Government Lot 12, Section 31, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

A portion of Government lot 2, Section 31, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the center of an iron pipe driven in the ground in the line marking the Westerly boundary of the Dalles-California Highway as the same is now constructed from which Angle Point No. 7 in the meander line of Section 31, Township 37 South, Range 9 East of the Willamette Meridian, as established by Fred Mensch, U.S. Cadastral Engineer, in November 1916, bears North 16°37' East 932.3 feet distant; and running thence North 81°27' West 235.5 feet, thence South 30° 12' West 201 feet; thence South 72° 08' East 269.2 feet, more or less to a point in the Westerly line of the Highway which is South 19°08' West 237 feet from the point of beginning; thence North 19°08' East along the Westerly line of the Highway, 237 feet to the place of beginning.

The true and actual consideration for this conveyance is \$330,000.00.
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 20 day of May 2021

Richard R. Rodgers
Richard R. Rodgers

State of Oregon
County of Klamath

On this 20 day of May, 2021, before me, Heather Scurba a Notary Public in and for said state, personally appeared Richard R. Rodgers, 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.

Heather Scurba
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: Dec 17 2021

