



2021-011197

Klamath County, Oregon

07/20/2021 01:21:00 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Ryan E. Hartman and Jennifer L. Hartman

PO Box 148

Malin, OR 97632

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

Ryan E. Hartman and Jennifer L. Hartman

PQ Box 148

Malin, OR 97632

File No. 449157AM

STATUTORY WARRANTY DEED

**Wilmer E. Hammerich Jr., and Kimberly D. Hammerich,
as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

Ryan E. Hartman and Jennifer L. 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 No. 1:

Lot 1, S1/2NE1/4, the North 678 feet of the N1/2SE1/4 and the portions of Lots 2 and 3 lying Southeasterly of the Langell Valley Irrigation District Canal in Section 1, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

Parcel No. 2:

The Southeast quarter of Section 36, Township 40 South, Range 13 East of the Willamette Meridian, SAVING AND EXCEPTING THEREFROM, that portion conveyed to Klamath County by Deed recorded October 3, 1952 in Volume 256, page 131 and recorded November 18, 1957 in Volume 295-514 and Volume 395-519, records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$950,000.00.

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:

2021-2022 Real Property Taxes, a lien not yet due and payable

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 19 day of July 2021

Wilmer E. Hammerich Jr.
Wilmer E. Hammerich Jr.

Kimberly D. Hammerich
Kimberly D. Hammerich

State of Oregon } ss
County of Klamath }

On this 19 day of July, 2021, before me, Heather Sciurba a Notary Public in and for said state, personally appeared Wilmer E. Hammerich Jr. and Kimberly D. Hammerich, 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 Sciurba
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: Dec 17 2021

