

Returned at Counter

2021-013408

Klamath County, Oregon



00286709202100134080010014

09/01/2021 02:23:58 PM

Fee: \$82.00

AFTER RECORDING RETURN TO:

Richmond and Margaret Carleton
P.O. Box 556
Merrill, OR 97633

SEND TAX STATEMENTS TO:

Richmond and Margaret Carleton
P.O. Box 556
Merrill, OR 97633

BARGAIN AND SALE DEED

H & T ORGANICS, LLC, an Oregon limited liability company, Grantor, conveys to RICHMOND J. CARLETON and MARGARET F. CARLETON, husband and wife, Grantees, the following described real property situated in Klamath County, State of Oregon:

THE SOUTH 160 FEET OF THE WEST 363 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4, SECTION 1, TOWNSHIP 41 SOUTH, RANGE 10 EAST, KLAMATH COUNTY, OREGON;
EXCEPTING THEREFROM THE SOUTH 120 FEET OF THE WEST 363 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4, SECTION 1, SAID TOWNSHIP AND RANGE.

SUBJECT TO: Real property taxes and assessment, contracts for irrigation and/or drainage, and easements and/or restrictions of record or apparent on the land.

The true consideration paid for this transfer, stated in terms of dollars, is \$0.00 and fulfillment of a property line adjustment.

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 1st day of ~~August~~ ^{September}, 2021.

H & T ORGANICS, LLC:

Ryan Hartman, Member

Mathew Trotman, Member

STATE OREGON, County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 1st day of ~~August~~ ^{September}, 2021, by Ryan Hartman and Matthew Trotman, who personally appeared.

NOTARY PUBLIC FOR OREGON

My Commission expires: Sept. 09 2024

