

2021-013410

Klamath County, Oregon



00286711202100134100020023

09/01/2021 02:24:24 PM

Fee: \$87.00

AFTER RECORDING RETURN TO:

H & T Organics, LLC  
P.O. Box 148  
Malin, OR 97632

SEND TAX STATEMENTS TO:

H & T Organics, LLC  
P.O. Box 148  
Malin, OR 97632

**BARGAIN AND SALE DEED**

H & T ORGANICS, LLC, an Oregon limited liability company, Grantor, conveys to H & T ORGANICS, LLC, an Oregon limited liability company Grantees, the following described real property situated in Klamath County, State of Oregon:

*See Exhibit A, attached hereto and incorporated herein by reference.*

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 1<sup>st</sup> day of ~~August~~ <sup>September</sup>, 2021.

H & T ORGANICS, LLC:

Ryan Hartman, Member

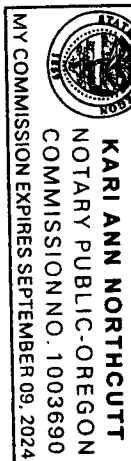
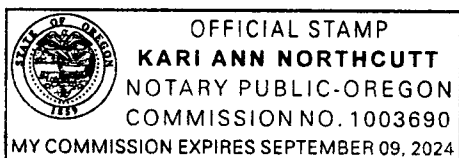
Mathew Trotman, Member

STATE OREGON, County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 1<sup>st</sup> day of ~~August~~ <sup>September</sup>, 2021, by Ryan Hartman and Matthew Trotman, who personally appeared.

NOTARY PUBLIC FOR OREGON

My Commission expires: Sept 09 2024





**ANDERSON ENGINEERING AND SURVEYING, INC.**

PROFESSIONAL ENGINEERS AND LAND SURVEYORS

17681 Hwy. 395, Lakeview, Oregon 97630

(541) 947-4407 Fax (541) 947-2321

www.andersonengineering.com

**H & T Organics**

**LP Parcel 1, Land Partition 16-14, Klamath County Records,  
Section 1, Township 41 South, Range 10 East, W.M.**

11 AUGUST 2021  
LEGAL DESCRIPTION

2021-121

**RESULTING TAXLOT 700**

ALL THAT CERTAIN AND REAL PROPERTY BEING SITUATE IN A PORTION OF THE N 1/2 OF THE SW 1/4, SECTION 1, TOWNSHIP 41 SOUTH, RANGE 10 EAST, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

PARCEL 1, LAND PARTITION 16-14, KLAMATH COUNTY RECORDS.

EXCEPTING THEREFROM:

THE SOUTH 40 FEET OF THE WEST 363 FEET OF SAID PARCEL 1.



OFFICIAL STAMP