

2022-002144

Klamath County, Oregon



00295759202200021440040048

Returned at Counter

02/18/2022 12:04:51 PM

Fee: \$97.00

RETURN TO: DAN O'CONNOR

TAX STATEMENT: NO CHANGE

**BARGAIN AND SALE DEED
RE-RECORDED AT THE REQUEST OF RYAN HARTMAN AND
JENNIFER HARTMAN TO CORRECT LEGAL DESCRIPTION
PREVIOUSLY RECORDED IN BOOK 2022 AND PAGE 002072**

GRANTOR: RYAN HARTMAN AND JENNIFER HARTMAN

GRANTEE: RYAN HARTMAN

2022-002072

Klamath County, Oregon



00295682202200020720020029

Returned at Counter

02/17/2022 12:38:18 PM

Fee: \$87.00

RETURN TO: DAN O'CONNOR

TAX STATEMENT: NO CHANGE

**BARGAIN AND SALE DEED
RE-RECORDED AT THE REQUEST OF RYAN HARTMAN AND
JENNIFER HARTMAN TO CORRECT LEGAL DESCRIPTION
PREVIOUSLY RECORDED IN BOOK 2022 AND PAGE 00480**

GRANTOR: RYAN HARTMAN AND JENNIFER HARTMAN

GRANTEE: RYAN HARTMAN

2022-000480

Klamath County, Oregon



00293857202200004800010013

01/13/2022 08:15:15 AM

Fee: \$82.00

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

Returned at Counter

True-line.

STATUTORY
BARGAIN AND SALE DEED

We, Ryan Hartman and Jennifer Hartman, Grantors, convey to, Ryan Hartman, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

SEE EXHIBIT A

~~A TRACT OF LAND SITUATED IN LOT 2, SECTION 31, TOWNSHIP 32 SOUTH, RANGE 9 EAST, WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:~~

~~BEGINNING AT A POINT THAT BEARS NORTH ^{44° 11' 09"} ~~31° 27' 58"~~ WEST A DISTANCE OF ^{3761.73'} ~~3863.81'~~ FROM THE SECTION CORNER COMMON TO SECTIONS 31 AND 32, SAID TOWNSHIP AND RANGE; THENCE NORTH 83° 16' 31" WEST A DISTANCE OF 498.70 FEET; THENCE SOUTH 30° 03' 58" WEST A DISTANCE OF ^{X 249.28} ~~249.90~~ FEET; THENCE SOUTH 81° 35' 44" EAST A DISTANCE OF 268.04 FEET; THENCE NORTH 19° 17' 28" EAST A DISTANCE OF 28.37 FEET; THENCE ALONG A 1230.74 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS NORTH 13° 04' 25" EAST A DISTANCE OF ~~289.98~~ FEET, A DISTANCE OF 210.24 FEET, TO THE POINT OF BEGINNING, CONTAINING 1.27 ACRES MORE OR LESS.~~

^{* 271.62'}

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.

The true consideration for this conveyance is \$0. (Here comply with the requirements of ORS 93.030) THIS CONVEYANCE IS MADE PURSUANT TO "PROPERTY LINE ADJUSTMENT "14-21".

Dated this 12 day of January, 2022.

Ryan Hartman

Jennifer Hartman

State of Oregon }
County of Klamath } ss

This instrument was acknowledged before me on this 12 day of January 2022, by Ryan Hartman and Jennifer Hartman.

Notary Public for the State of Oregon

My commission expires: 10/1/2023



EXHIBIT A

A TRACT OF LAND SITUATED IN LOT 2, SECTION 31, TOWNSHIP 37 SOUTH, RANGE 9 EAST, WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT BEARS NORTH 36°50'51" WEST A DISTANCE OF 3542.04 FEET FROM THE SECTION CORNER COMMON TO SECTIONS 31 AND 32, SAID TOWNSHIP AND RANGE; THENCE NORTH 19°17'28" EAST A DISTANCE OF 239.90 FEET, TO THE TRUE POINT OF BEGINNING; THENCE NORTH 19°17'28" EAST A DISTANCE 28.37 FEET; THENCE ALONG A NON-TANGENT 1230.74 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS NORTH 13°04'25" EAST A DISTANCE OF 209.98 FEET, A DISTANCE OF 210.24 FEET; THENCE NORTH 83°16'31" WEST A DISTANCE OF 198.76 FEET; THENCE SOUTH 30°03'58" WEST A DISTANCE OF 248.90 FEET; THENCE SOUTH 81°35'44" EAST A DISTANCE OF 268.10 FEET, TO THE POINT OF BEGINNING, CONTAINING 1.27 ACRES, MORE OF LESS.