

2022-003471

Klamath County, Oregon

03/22/2022 08:33:01 AM

Fee: \$97.00

THIS SPACE RESERVED FOR



After recording return to:

Ryan Hartman and Jennifer Hartman

P.O. 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

P.O. Box 148

Malin, OR 97632

File No. 519231AM

SPECIAL WARRANTY DEED

Winema Elevators, LLC, a California Limited Liability Company,

Grantor(s) hereby conveys and specially warrants to

Ryan Hartman and Jennifer Hartman, as Tenants by the Entirety,

Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in the County of **Klamath** and State of Oregon, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

The true and actual consideration for this conveyance is \$966,743.00.

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

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 16th day of March, 2022

Winema Elevators, LLC

By: Kruse Western, Inc

By: 

Mark La Bounty, Executive Vice President of Winema Elevators, LLC and Kruse Western, Inc.

State of _____ } ss

County of _____ }

On this _____ day of _____, 2022, before me, see attached loose certificate a Notary Public in and for said state, personally appeared Mark La Bounty, Executive Vice President of Winema Elevators, LLC and Kruse Western, Inc., 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.

Notary Public for the State of _____

Residing at: _____

Commission Expires: _____

ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

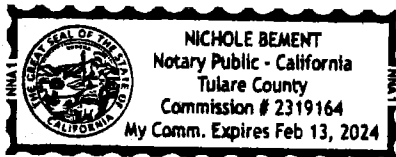
State of California

County Of Tulare

On March 16, 2022, Before me Nichole Bement / Notary Public

Personally appeared Mark La Bounty,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing Paragraph is true and correct.



WITNESS my hand and official Seal.

Nichole Bement
NOTARY'S SIGNATURE

Place Notary Seal in space above.

OPTIONAL INFORMATION

The information below is optional. This information may prove valuable to prevent fraudulent attachment of this form to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- ☐ Individual
- ☒ Corporate Officer EVP of Winema Elevators, LLC
(Title) and Kruse Western Inc
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Guardian/Conservator
- ☐ Other _____

DESCRIPTION OF ATTACHED DOCUMENT

Special Warranty Deed
Title or Type of Document

4
Number of Pages

March 16, 2022
Date of Document

Other _____

SIGNER (PRINCIPAL) IS REPRESENTING

Name of Person(s) or Entity(ies)

Winema Elevators LLC and
Kruse Western Inc

Right
Thumbprint
of Signer



EXHIBIT "A"

519231AM

Parcel 1: 4010-03400-01200 100134

Beginning at an iron pin which marks the intersection of the Easterly right of way line of the County Road and the Westerly right of way of the Southern Pacific's Modoc Northern Line, and which iron pin is 30 feet East and 359.2 feet North of the Northwest corner of the SW1/4 SE1/4 of Section 34, Township 40 South, Range 10 East of the Willamette Meridian, and running thence: South 20°22' East along the Westerly right of way line of the Modoc Northern Railroad, and 50 feet at right angles from its center, a distance of 758.8 feet to an iron pin; thence South 69°38' West a distance of 281.7 feet to an iron pin which lies on the Easterly right of way line of the County Road, 30 feet Easterly at right angles from its center; thence North along the Easterly right of way line of the County Road and 30 feet at right angles from its center a distance of 809.3 feet, more or less, to the point of beginning, in the W1/2 SE1/4 of Section 34, Township 40 South, Range 10 East of the Willamette Meridian.

Parcel 2: 4112-016CD-00300 110604

Tract 1: Beginning at the one quarter corner on the South line of Section 16, Township 41 South, Range 12 East of the Willamette Meridian; thence West along the section line, 72 feet, more or less to the Northeasterly right of way line of the Great Northern Railroad; thence Northwesterly along the curve of said right of way line to a point which is 225.7 feet Southeasterly from the intersection of the Southeasterly line of the county road running from Malin to the Great Northern depot, with the Northeasterly right of way line of said railroad; thence North 49° 55' East 139.2 feet; thence Southeasterly along the arc of a curve parallel to and 139.2 feet distant from the right of way line of said railroad, to the East line of the SE1/4 SW1/4 of said Section 16; thence South 152.5 feet, more or less, to the point of beginning; being a portion of the SE1/4 SW1/4 of Section 16, Township 41 South, Range 12 East of the Willamette Meridian.

Tract 2: Beginning at the South quarter corner of Section 16, Township 41 South, Range 12 East of the Willamette Meridian, thence Northerly along the North and South center line of Section 16, 797 feet; thence Westerly at right angles to the North and South center line of Section 16 a distance of 470 feet, to a point on the Southerly right of way of the County road which point is the point of beginning; thence Southwesterly along the Southerly right of way line of said County Road, a distance of 164.9 feet, to a point of intersection with the Easterly right of way line of the Great Northern Railway; thence Southeasterly along said right of way line of the Great Northern Railway, a distance of 225.7 feet; thence Northeasterly a distance of 139.2 feet, more or less to a point which is Southeasterly, 165.8 feet from the point of beginning; thence Northwesterly, 165.8 feet to the point of beginning; being a portion of the SE1/4 SW1/4 of Section 16, Township 41 South Range 12 East of the Willamette Meridian.