



2022-009490

Klamath County, Oregon

08/03/2022 02:27:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

HMS Farm LLC, an Oregon Limited Liability
Company

10895 Old Stage Rd.

Gold Hill, OR 97525

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

HMS Farm LLC, an Oregon Limited Liability
Company

10895 Old Stage Rd.

Gold Hill, OR 97525

File No. 539910AM

STATUTORY WARRANTY DEED

Jerry J. Solari, Sr. and Sandra S. Solari, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

HMS Farm LLC, an Oregon Limited Liability Company,

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:

A tract of land being a portion of Parcel 2, Minor Land Partition 27-88 and a portion of Parcel 1, Minor Land Partition 27-89, situated in the E1/2 of Section 7, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the East quarter corner of said Section 7; thence along the boundary of said Parcel 2, North 00°07'16" West 181.88 feet South 89°52'44" West 60.00 feet, along the arc of a curve to the left (radius point bears South 89°52'44" West 470.00 feet and central angle equals 25°07'38") 206.12 feet, and North 40°36'53" West 1270.04 feet, more or less, to a point from which the Northwestern corner of said Parcel 1 bears North 40°36' 53" West 29.87 feet; thence South 31°59'00" West 1832.95 feet; thence North 58°01'00" West 5.00 feet; thence South 31°53'00" West 1167.06 feet to a point on the Southwesterly boundary of said Parcels 1 and 2 and being on the Northeasterly right of way line of Lower Klamath Lake Road from which the Southwest corner of said Parcel 1 bears North 58°07'11" West 23.10 feet; thence Southeasterly along said Northeasterly right of way line 2920 feet, more or less, to a point on the East line of said Section 7; thence North 00°07'16" East 2606.20 feet to the point of beginning.

"CURRENT YEAR'S TAXES, A LIEN IN AN AMOUNT TO BE DETERMINED BUT NOT YET DUE AND PAYABLE

The consideration paid for the transfer is \$400,000.00, PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.

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:

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 2nd day of August, 2022.

Jerry Solari Sr.
Jerry Solari Sr.

Sandra Solari
Sandra Solari

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 San Joaquin

On August 2, 2022 before me, Darlene Nyswonger, Notary Public
(Insert name and title of the officer)

personally appeared Jerry Solari Sr. and Sandra Solari, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is(are) subscribed to the 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 signature(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.

Signature [Signature] (Seal)

