



2022-011802
Klamath County, Oregon
09/30/2022 02:21:01 PM
Fee: \$97.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Rebecca Clemmer

1400 Laguna Rd.

Santa Rosa, CA 95401

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

Rebecca Clemmer

1400 Laguna Rd.

Santa Rosa, CA 95401

File No. 551065AM

STATUTORY WARRANTY DEED

HMR, Inc., an Oregon Corporation,

Grantor(s), hereby convey and warrant to

Rebecca Clemmer,

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:

Please see attached Exhibit "A"

The true and actual consideration for this conveyance is \$1,050,000.00.

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:

2022-2023 Real Property Taxes, a lien not yet due and payable

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 19 day of September 2022

HMR, Inc., an Oregon Corporation

By: Thomas J. Shaw
Thomas J. Shaw, President

State of Oregon}ss.
County of Klamath}

On this 19 day of September, 2022, before me, Melissa Cook a Notary Public in and for said state, personally appeared Thomas J. Shaw known to me to be the President of the HMR, Inc., an Oregon Corporation Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Melissa Cook
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 3/7/26

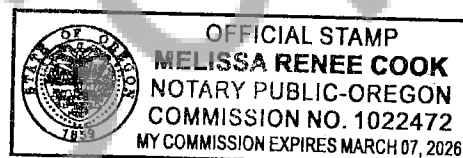


EXHIBIT "A"

PARCEL 1:

A Parcel of land situated in the East ½ of Section 36, Township 38 South, Range 9 East of the Willamette Meridian and being Parcel 1 of Unsurveyed Land Partition 11-18, as recorded at the Klamath County Clerk's Office, being more particularly described as follows:

Beginning at the Township corner common to Township 38 South, Range 9 and 10 East and Township 39 South, Range 9 and 10 East of the Willamette Meridian, Klamath County Oregon; thence South 89°40'18" West, 1345.55 feet along the South line of Section 36 of said Township 38 South, Range 9 East, to its intersection with the Easterly boundary line of the 2nd ADDITION TO MOYINA at the initial point marked by a 2" iron pipe with a 3" brass cap; thence Northwesterly along said Easterly boundary lines of said 2nd ADDITION TO MOYINA and the 3rd ADDITION TO MOYINA-TRACT 1003, the following four courses; North 26°35'37" West, 269.44 feet; North 32°11'37" West, 577.84 feet; North 16°17'44" West, 633.41 feet; and North 42°51'00" West, 1815.25 feet to a point on the North line of said Tract 1003, said point also being a point on the South line of 60' wide roadway easement over and across property deeded to California-Pacific Utility Company by Deed Volume 348-Page 405; thence South 89°55'53" East, 640.78 feet along the Easterly extension of the said North line of Tract 1003; thence North 00°19'02" West, 16.38 feet to a point on the East-West Center Section Line of said Section 36, said point being the Southwest corner of that property described in Deed Volume 333-Page 141; thence North 89°40'58" East, 60.00 feet; thence North 00°19'02" West, 120.00 feet to the Northeast corner of that property described in Deed Volume 334-Page 150; thence South 89°40'58" West 120.00 feet; thence South 00°19'02" East, 75.96 feet; thence North 89°55'53" West, 69.86 feet to a 5/8" rebar monument on the North line of said 60' wide roadway easement granted by Deed Volume 348-Page 405, said point also being the South end of a property boundary line agreement established by Deed M95-6022 and Deed M95-6023 and marked by Klamath County Record of Survey No. 5683; thence North 00°00'00" East along said agreement line a distance of 1262.10 feet to a 5/8" rebar monument on a property boundary line agreement established by Deed M95-6021 and Deed M95-6024 and marked by Klamath County Record of Survey No. 5683; thence North 89°58'32" East, 9.86 feet to a point on the North-South Center Section Line of said Section 36; thence North 00°18'08" West, 1306.72 feet to the North ¼ corner of said Section 36; thence South 89°08'01" East, 1312.77 feet to the East 1/16 corner on the North line of said Section 36; thence South 01°00'06" East, 1293.16 feet to the Northeast 1/16 corner of said Section 36; thence South 89°43'57" East, 1328.34 feet to the North 1/16 corner on the East line of said Section 36; thence South 01°42'57" East, 1279.89 feet to the East ¼ corner of said Section 36; thence South

00°39'10" West, 1345.52 feet to the South 1/16 corner common to said Section 36 and Section 31 of said Township 38 South, Range 10 East; thence South 00°39'10" West 1345.53 feet to the Southeast corner of said Section 36 and the point of beginning.

EXCEPTING THEREFROM: that property described in Deed Volume 333-Page 145, a 60' wide gas line right of way; and that property described in Deed M74-10332, the 1st ADDITION TO MOYINA improvement district water take site; and that property described in Deed Volume M80-8346-Parcel 5, the City of Klamath Falls water tank site.

PARCEL 2:

A Parcel of land situated in the SW1/4 of Section 31, Township 38 South, Range 9 East of the Willamette Meridian and the NW1/4 and the SW1/4 NW1/4 of Section 6, Township 39 South, Range 10 East of the Willamette Meridian and being Parcel 2 of Unsurveyed Land Partition 11-18, as recorded at the Klamath County Clerk's Office, being more particularly described as follows:

Beginning at the Township corner common to Township 38 South, Range 9 and 10 East and Township 39 South, Range 9 and 10 East of the Willamette Meridian, Klamath County, Oregon; thence North 00°39'10" East, 1345.53 feet, to the South 1/16 corner common to said Section 31 of said Township 38 South, Range 10 East; thence South 89°56'30" East, 1318.03 feet to the Southwest 1/16 corner; thence South 00°06'08" West, 1336.63 feet to the West 1/16 corner; thence North 89°40'40" East, 1331.00 feet, to the North ¼ corner of said Section 6; thence South 00°01'49" East, 2641.59 feet to the Center ¼ corner; thence South 89°47'44" West, 560.16 feet; thence South 01°00'49" East, 1443.01 feet to the North line of Land Partition 11-92; thence North 60°44'17" West, 1315.55 feet along said North line of said Land Partition 11-92 to its intersection with the Northeasterly line to a point on the East line of the Skyline View Subdivision; thence North 33°05'57" West, 548.60 feet along said Northeasterly line; thence North 63°08'32" West, 680.24 feet, along said Northeasterly line of the Skyline View Subdivision water well lot; thence North 00°30'30" West, 25.61 feet to a point on the East-West Center Section Line of said Section 6; thence South 89°47'44" West, 50.00 feet to the West ¼ corner of said Section 6; thence North 00°31'47" West 2636.15 feet to the Northwest corner of said Section 6 and the point of beginning of this description.