

2022-013840

Klamath County, Oregon



00309226202200138400030035

11/30/2022 02:25:31 PM

Fee: \$92.00

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Ryan & Jennifer Hartman  P.O. Box 148 Malin, OR 97632
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Returned at Counter

**Grantors:**

Ryan Hartman and  
Jennifer Hartman  
Kody L. Hartman and  
Kristine J. Hartman  
P.O. Box 148  
Malin, OR 97632

**Grantee:**

Terra Nostra, LLC  
An Oregon Limited Liability Company  
C/O Ryan Hartman and  
Jennifer Hartman  
P.O. Box 148  
Malin, OR 97632

-BARGAIN AND SALE DEED-

Ryan E. Hartman and Jennifer L. Hartman, Husband and Wife, as to an undivided one-half (1/2) interest; Kody L. Hartman and Kristine J. Hartman, Husband and Wife, as to an undivided one-half (1/2) interest, Grantors convey to Terra Nostra, LLC, an Oregon Limited Liability Company, Grantee the following described real property situated in the County of Klamath, State of Oregon, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED  
HEREIN BY REFERENCE**

The true and actual consideration for this transfer is a business restructure (\$0.00).

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 29<sup>th</sup> day of November, 2022.

Ryan E. Hartman, Grantor

Jennifer L. Hartman, Grantor

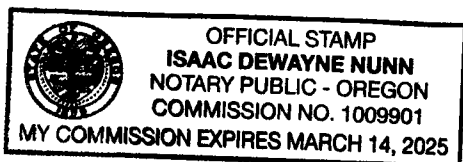
Kody L. Hartman, Grantor

Kristine J. Hartman, Grantor

\*\*\*\*\*NOTARIES FOLLOW\*\*\*\*\*

STATE OF OREGON            )  
                                      ) ss.  
County of Klamath        )

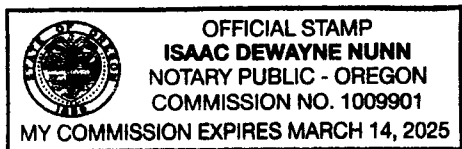
Personally appeared before me this 29<sup>th</sup> day of November, 2022, the above-named Ryan Hartman and Jennifer Hartman, Grantors and acknowledged the foregoing instrument to be their voluntary act.



*Isaac Dewayne Nunn*  
Notary Public for Oregon  
My Commission expires: March 14, 2025

STATE OF OREGON            )  
                                      ) ss.  
County of Klamath        )

Personally appeared before me this 29<sup>th</sup> day of November, 2022, the above-named Cody Hartman and Kristine Hartman, Grantors and acknowledged the foregoing instrument to be their voluntary act.



*Isaac Dewayne Nunn*  
Notary Public for Oregon  
My Commission expires: March 14, 2025

EXHIBIT "A"  
LEGAL DESCRIPTION

Township 41 South, Range 12 East of the Willamette Meridian, Klamath County,  
Oregon:

Section 1: N1/2 SW1/4, NW1/4 SE1/4, SW1/4 NE1/4, S1/2 NW1/4, NW1/4 NW1/4, NE1/4  
SE1/4, S1/2 S1/2 4112-00000-00200, 00500, 00400

Section 2: SE1/4 NOW LP 11-15

Section 12: N1/2 NW1/4

EXCEPTING THEREFROM: Beginning at a point on the North right of way line of the County Road, which point lies 30 feet North and 40 feet East of the Southwest corner of the NW1/4 NW1/4 of Section 12, Township 41 South, Range 12 East of the Willamette Meridian and running thence; continuing East along the North right of way line of the said County Road a distance of 505 feet; thence North, parallel to the West line of Section 12 a distance of 147 feet; thence West parallel to the North right of way line of the County Road a distance of 200 feet; thence North, parallel to the West line of Section 12, a distance of 103 feet; thence West parallel to the North right of way line of the County Road a distance of 305 feet to a point which lies 40 feet East of the West line of Section 12; thence South, parallel to the West line of Section 12 and 40 feet Easterly at right angles therefrom a distance of 250 feet, more or less, to the point of beginning, said tract being in the NW1/4 of NW1/4 of Section 12, Township 41 south, Range 12 East of the Willamette Meridian.

4112-01200-00200