

2022-013842

Klamath County, Oregon

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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11/30/2022 02:26:31 PM

Fee: \$102.00

**Grantors:**

Ryan Hartman and  
Jennifer 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 Hartman and Jennifer Hartman, as Tenants by the Entirety, 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" (Parcels 1-8) 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.

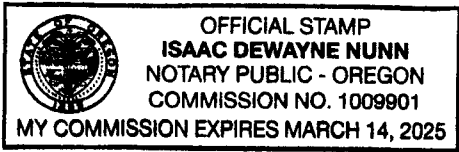
\_\_\_\_\_  
Ryan Hartman, Grantor

\_\_\_\_\_  
Jennifer 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<sup>th</sup>, 2025

EXHIBIT "A"

519231AM

Parcel 1: 4010-03400-01200 100134

① 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

① 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.

PARCEL 3

③ Beginning at the iron pin which marks the Northwest corner of Government Lot 3 of Section 31 in Township 37 South, Range 9 East of the Willamette Meridian, and running thence, South  $89^{\circ}49'$  East along the North line of said Government Lot 3, a distance of 368.6 feet to an iron pin which lies on the Westerly right of way line of the Old Dalles-California Highway; thence in a Southwesterly direction along the Westerly right of way of said Highway to a point on the Westerly line of said Government Lot 3; thence North  $1^{\circ}05'$  East along the Westerly line of said Government Lot 3, a distance of 285 feet, more or less, to the point of beginning, in said Government Lot 3, Klamath County, Oregon. 3709-0310B-00500

Also a tract of land more particularly described as follows: Beginning at an iron pin on the Southerly right of way line of the Old Dalles-California Highway which lies South  $1^{\circ}05'$  West along the West line of Government Lot 3, Section 31 Township 37 South, Range 9 East of the Willamette Meridian, a distance of 328.5 feet and North  $73^{\circ}54'$  East a distance of 140.8 feet to a point which is the point of curvature of a  $16^{\circ}$  curve to the left of the Old Dalles-California Highway; and South  $16^{\circ}06'$  East a distance of 30 feet from the iron pin which marks the Northwest corner of said Government Lot 3 and running thence; following the arc of a  $14^{\circ}46'$  curve to the left, which curve is also the Southeasterly right of way line of the Old Dalles-California Highway a distance of 39 feet to an iron pin; thence South  $21^{\circ}54'$  East a distance of 144.9 feet to an iron pin; thence North  $63^{\circ}21'$  West a distance of 144.25 feet to a point; thence North  $16^{\circ}06'$  West a distance of 45 feet to a point on the Southeasterly right of way line of the Old Dalles-California Highway; thence Northeasterly following said Southeasterly right of way line a distance of 52 feet, more or less to the point of beginning, said tract being located in Government Lot 3, Section 31, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. 3709-0310B-00700

EXHIBIT "A"

PARCEL 4

- (4) The SE1/4 of the SE1/4 of Section 23, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon

~~3909-02300-01900~~  
3909-02300-01900

PARCEL 5

- (4) All that portion of the SW1/4 of the SW1/4, the SE1/4 of the SW1/4 of Section 24, and the NE1/4 of the NW1/4 Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying Northerly of the Railroad right of way line of the Great Northern Railway Co., as the same is now located and surveyed.

3909-02400-800  
3909-02500-100

PARCEL 6

- (4) Beginning at the SW corner of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence East along the South line of said Section 24, 1582.80 feet to a point on the Southwesterly right of way of the Great Northern Railway Co.; thence North 48° 13' 28" West along said right of way 1767.06 feet to a point on the Southerly right of way of a drain ditch; thence South 57° 33' 07" West along said right of way to the drain ditch 321.55 feet to a point on the West line of said Section 24, and thence South 0° 21' 44" East 1004.74 feet to the point of beginning.

3909-02400-00700

PARCEL 7

- (4) The NE1/4 of the NE1/4 of Section 26, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

3909-02600-00100

PARCEL 8

- (4) That portion of the SW1/4 of the SW1/4 of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying South of the right of way of the Great Northern Railway Co. and North of the USBR 1-C-1 drainage ditch.

EXCEPTING FROM said Parcels the USBR 1-C Drain, the USBR 1-C-1 Drain, and that portion of the USBR A-4B Lateral lying Southerly and Westerly of the Burlington Northern Railroad right of way.

3909-02400-00600