

2022-013843

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 |
|--|--|



11/30/2022 02:26:43 PM

Fee: \$102.00

Returned at Counter

Grantors:
Ryan E. Hartman and
Jennifer L. 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 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 1-13) 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 29th day of November, 2022.



Ryan E. Hartman, Grantor

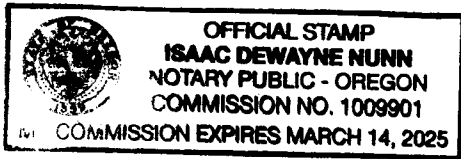


Jennifer L. Hartman, Grantor

*****NOTARIES FOLLOW*****

STATE OF OREGON)
) ss.
County of Klamath)

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



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

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Government lots 6, 7 and 8 of Section 30, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

3709-03000-00300 PTN

PARCEL 2:

All of those portions of Government lots 6 and 8 of Section 25, Township 37 South, Range 8 East of the Willamette Meridian, which lies Easterly from the Easterly boundary of the right of way of the Oregon Eastern Railway (Southern Pacific Railway)

AND ALSO all of those portions of Government lots 1 and 5 of Section 25, Township 37 South, Range 8 East of the Willamette Meridian, which lies Easterly from the Easterly boundary of the right of way of Oregon Eastern Railway (Southern Pacific Railway).

SAVING AND EXCEPTING THEREFROM that certain tract heretofore conveyed to Leonard Hamilton by deed dated March 16, 1940, recorded in Volume 128, page 279, Deed Records of Klamath County, Oregon, further described as follows:

Beginning at the meander corner on the Easterly boundary of the said Section 25, Township 37 South, Range 8 East of the Willamette Meridian, Klamath County Oregon from which the Northeasterly corner of the said Section 25 bears North $1^{\circ}17'$ East 1507.4 feet distant and running thence South $0^{\circ}33'$ West along the said Easterly boundary of the said Section 25, 460.6 feet; thence West 466.6 feet, more or less to the point in the Easterly boundary of the right of way of the relocated Dalles-California Highway, as the same is now established and staked on the ground; thence Northerly along the said right of way boundary 1515 feet, more or less to its intersection with the Westerly boundary of the right of way of the original Dalles-California as the same is now located and constructed; thence Southeasterly along the last mentioned right of way boundary 1185 feet more or less to its intersection with the said Easterly boundary of the said Section 25; thence South $1^{\circ}17'$ West 5 feet more or less to the said POINT OF BEGINNING.

SAVING AND EXCEPTING that portion thereof conveyed to State of Oregon, by and through its Stat Highway Commission by deed recorded January 28, 1942, Volume 144, page 481, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM those certain parcels deeded to the State of Oregon, by and through its State Highway Commission by Robert E. Graham, et al, dated April 11, 1940, recorded April 29, 1940, and T.B. Watters, et ux, dated August 2, 1941, recorded August 15, 1941 in Volume 129, page 21 and Volume 140, page 349, respectively, Deed Records of Klamath

EXCEPTING THEREFROM the above described property, A tract of land situated in the E1/2 of Section 25, Township 37 South, Range 8 East and the W1/2 of Section 30, Township 37 South, Range 9 East, of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the Northeast corner of said Section 25 thence South $02^{\circ}13'53''$ West, 1499.49 feet to the true point of beginning, said point being on the Southwesterly right-of-way line of Shady Pine Road; thence along said right-of-way line, along the arc of a 24850.48 foot radius curve to the right, through a central angle of $01^{\circ}18'35''$ (the long chord of which bears South $30^{\circ}21'42''$ East, 568.05 feet) an arc distance of 568.06 feet to a point of compound curvature; thence continuing along said right-of-way line, along the arc of a 2053.89 foot radius curve to the left, through a central angle of $09^{\circ}41'19''$ (the long chord of which bears South $33^{\circ}25'10''$ East 346.90 feet) an arc distance of 347.31 feet; thence, continuing along said right-of-way line, South $37^{\circ}14'05''$ East, 596.14 feet; thence, leaving said right-of-way line, North $89^{\circ}03'07''$ West, 1315.63 feet to the Easterly right-of-way line of Highway 97; thence along said Easterly right-of-way line, North $00^{\circ}10'19''$ West, 773.13 feet to the Southwest

(Legal Continued)

corner of Parcel 2 as described in Deed Volume M04-79169, as recorded at the Klamath County Clerks Office; thence leaving said Easterly right-of-way line and along the Southerly line of said Parcel 2, South 89°03'07" East, 466.63 feet to the Southeast corner of said Parcel 2; thence along the Easterly line of said Parcel 2 the following two courses, North 01°29'53" East, 460.60 feet; thence North 02°13'53" East a distance of 6.70 feet to the point of beginning. Basis of Bearings is Grid North of the Oregon State Plane Coordinates System of 1983, South Zone.

3708-02500-00600

PARCEL 3:

- (2) All that portion of Government Lot 4 Section 30, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying Westerly of the Westerly line of Shady Pine Road. 3709-03000-00300 PTN

PARCEL 4:

- (2) All that portion of Government lot 4 of Section 31, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, between the Northerly boundary of the County Road, at one time the Dalles-California Highway, as the same is now located and constructed, and the meander line which marks the Northerly boundary of the said Government lot 4.

3709-03100-00500 PTN

PARCEL 5:

- (2) All that portion of Government lot 5 of Section 31, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, between the Northwestern boundary of the County Road, at one time the Dalles-California Highway, as the same is now located and constructed, and the meander line which marks the Northwestern boundary of the said Government lot 5. SAVING AND EXCEPTING THEREFROM that certain tract conveyed to J.J. Wissenback by deed dated December 28, 1935, recorded in Book 107, page 443, Deed Records of Klamath County, Oregon.

3709-03100-00500 PTN

PARCEL 6:

- (2) All of Government lots 7 and 8 of Section 31, Township 37 South, Range 9 East of the Willamette Meridian, SAVING AND EXCEPTING THEREFROM that certain tract as conveyed to Emanuel Nedvidek by deed dated October 1928, recorded in Volume 81, page 278, Deed Records of Klamath County, Oregon. 3709-03100-00500 PTN

PARCEL 7:

- (2) Government lots 9, 10, 11 and 13 of Section 31, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

3709-03100-00500 PTN

PARCEL 8:

- (2) Government lots 1, 2 and 3 of Section 36, Township 37 South, Range 8 East of the Willamette Meridian, which lies Easterly from the Easterly boundary of the right of way of the Oregon Eastern Railway (Southern Pacific Railway)

EXCEPTING THEREFROM those certain parcels deeded to the State of Oregon, by and through its State Highway Commission by Robert E. Graham, et al, dated April 11, 1940, recorded April 29, 1940, and T.B. Watters, et ux, dated August 2, 1941, recorded August 15, 1941 in Volume 129, page 21 and Volume 140, page 349, respectively, Deed Records of Klamath County, Oregon.

3708-03600-00400

2
PARCEL 9:

All that portion of Government lot 8 of Section 31, Township 37 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at a point in the Section line between Sections 30 and 31 of said Township and Range, which marks the Northerly boundary of said Lot 8, and from which the meander corner between the said Sections bears North 88°03' West along the said Section line 680.2 feet, more or less to the Northwesterly corner of the said Lot 8; thence South 1°16' West along the Westerly boundary of the said Lot 8, 795.7 feet; thence North 88°03' East and parallel with the Northerly boundary of the said Government lot 8, 978.6 feet; thence North 19°39 1/2' West 834 feet, more or less to the said point of beginning.

3709-03100-00400

Parcel No. 10

5 Lot 1, S1/2NE1/4, the North 678 feet of the N1/2SE1/4 and the portions of Lots 2 and 3 lying Southeast of the Langel Valley Irrigation District Canal in Section 1, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

4113-00000-00100

Parcel No. 11

5 The Southeast quarter of Section 36, Township 40 South, Range 13 East of the Willamette Meridian, SAVING AND EXCEPTING THEREFROM, that portion conveyed to Klamath County by Deed recorded October 3, 1952 in Volume 256, page 131 and recorded November 18, 1957 in Volume 285-514 and Volume 395-519, records of Klamath County, Oregon.

4013-00000-10500

PARCEL 12

6 Unsurveyed Parcel 2, Land Partition 11-15 situated in the SE1/4 of Section 2, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon recorded May 30, 2017 in 2017-005805, Records of Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southeast corner of said Parcel 2, said point being on the East line of said Section 2, from which the Southeast corner of said Section 2 bears South 1460.00 feet; thence, leaving said East line, West 661.00 feet; thence North 661.00 feet; thence East 661 feet, more or less, to the said East line of Section 2; thence South 661 feet, more or less to the point of beginning.

4112-00000-00802

PARCEL 13

8 LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

EXHIBIT A
Page 3 of 3

4112-01400-00500