



2023-001046
Klamath County, Oregon
02/15/2023 09:06:02 AM
Fee: \$87.00

TITLE NO. 0338110/57626AM
ESCROW NO. VP23-0065 AJB
TAX ACCT. NO. 153808
TAX ACCT. NO. 153835
MAP/TAX LOT NO. 2409-030CA-05600
MAP/TAX LOT NO. 2409-030CA-05700

GRANTOR

CORY E. HATFIELD, Trustee, the CORY E. HATFIELD LIVING TRUST under agreement dated April 1, 2019

GRANTEE

ATLANTIS PROPERTIES, LLC, an Oregon limited liability company
91330 TRIPLE OAKS DRIVE
EUGENE, OR 97408

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

After recording return to:
CASCADe TITLE CO.
811 WILLAMETTE
EUGENE, OR 97401

WARRANTY DEED -- STATUTORY FORM

CORY E. HATFIELD, Trustee, the CORY E. HATFIELD LIVING TRUST under agreement dated April 1, 2019, Grantor,

conveys and warrants to

ATLANTIS PROPERTIES, LLC, an Oregon limited liability company, Grantee,
the following described real property free of encumbrances except as specifically set forth herein:

See attached Exhibit "A"

The true consideration for this conveyance is \$325,000.00 AS PAID TO AN ACCOMMODATOR PURSUANT TO IRC 1031.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

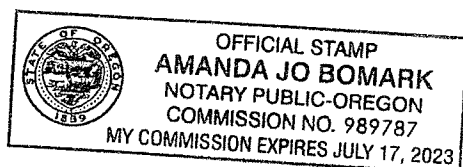
Except the following encumbrances:
Covenants, Conditions, Restrictions, Easements and Rights of Way of record, if any.

Dated this 10th day of February, 2023.

Cory E. Hatfield
CORY E. HATFIELD, Trustee, the CORY E. HATFIELD
LIVING TRUST under agreement dated April 1, 2019

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on February 10, 2023 by CORY E. HATFIELD, Trustee, the CORY E. HATFIELD LIVING TRUST under agreement dated April 1, 2019.



Amanda Jo Bomark
(Notary Public for Oregon)
My commission expires 7.17.2023

EXHIBIT "A"
LEGAL DESCRIPTION

Lots 18 through 24 inclusive in Block 39 of Crescent, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. Also all that portion of the vacated alley which inured to Order Number 99-092 recorded January 20, 1999, Volume M99, page 1967, Records of Klamath County, Oregon.

LESS AND EXCEPT that portion conveyed to the State of Oregon by and through its State Highway Commission, Deed Volume 153, page 367, Volume 158, page 43, Volume 158, page 95 and Volume 161, page 446.

Unofficial
Copy