

2023-006761

Klamath County, Oregon

08/09/2023 11:09:02 AM

Fee: \$92.00

RECORDING COVER SHEET (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

*This space reserved for use by
Recording Office*

After recording return to: ORS 205.234(1)(c)

Mark E. Hardy

3806 NE 11th Ave

Portland, OR 97212

1. Title(s) of the transaction(s)

ORS 205.234(1)(a)

Warranty Deed

2. Direct party(ies) / grantor(s)

Name(s)

ORS 205.234(1)(b)

S. Garland, Inc. A Nevada Corporation

3. Indirect party(ies) / grantee(s)

Name(s)

ORS 205.234(1)(b)

Mark E. Hardy Sr.

Mark E. Hardy Jr.

Miranda Hardy

Briana Kawaley (shown on deed as Brianna Kaualey)

4. True and actual consideration:

ORS 205.234(1) Amount in dollars or other

\$ 15000.00

Other:

5. Send tax statements to:

ORS 205.234(1)(e)

Mark E. Hardy

3806 NE 11th Ave

Portland, OR 97212

6. Satisfaction of lien, order, or warrant:

ORS 205.234(1)(f)



FULL



PARTIAL

7. The amount of the monetary obligation imposed by the lien, order, or warrant:

ORS 205.234(1)(f)

\$

8. Previously recorded document reference: 2023-006563**9. If this instrument is being re-recorded complete the following statement:**

ORS 205.244(2)

"Rerecorded at the request of Brianna Kawaley, grantee

to correct the spelling of her first name which is correctly spelled Briana, NOT Brianna

previously recorded in book _____ and page _____, or as fee number 2023-006563."

2023-006563**Klamath County, Oregon**

08/02/2023 03:02:02 PM

Fee: \$87.00

RECORDING COVER SHEET (Please print or type)

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1. Title(s) of the transaction(s)

ORS 205.234(1)(a)

Warranty Deed

2. Direct party(ies) / grantor(s)

Name(s)

ORS 205.234(1)(b)

S. Garland, Inc. A Nevada Corporation

3. Indirect party(ies) / grantee(s)

Name(s)

ORS 205.234(1)(b)

Mark E. Hardy Sr.

Mark E. Hardy Jr.

Miranda Hardy

Brianna Kawaley (shown on deed as Brianna Kaualey)

4. True and actual consideration:

ORS 205.234(1) Amount in dollars or other

\$ 15000.00

Other:

5. Send tax statements to:

ORS 205.234(1)(e)

Mark E. Hardy

3806 NE 11th Ave

Portland, OR 97212

6. Satisfaction of lien, order, or warrant:

ORS 205.234(1)(f)

☒ FULL☐ PARTIAL**7. The amount of the monetary obligation imposed by the lien, order, or warrant:**

ORS 205.234(1)(f)

\$

8. Previously recorded document reference: 2023-002882**9. If this instrument is being re-recorded complete the following statement:**

ORS 205.244(2)

"Rerecorded at the request of Brianna Kawaley, grantee

to correct the spelling of her last name which is correctly spelled Kawaley, NOT Kaualey

previously recorded in book _____ and page _____, or as fee number 2023-002882."

BLO

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2023-002882

Klamath County, Oregon

04/18/2023 02:13:01 PM

Fee: \$82.00

S GARLAND, INC.
63 VIA PICO PLAZA #544
SAN CLEMENTE, CA 92672
Mr. Mark E. Hardy
3806 NE 11th Ave
Portland, OR 97212

SPACE RESERVED
FOR
RECORDER'S USE

Grantee's Name and Address
Mr. Mark E. Hardy
After recording, return to (Name and Address):
3806 NE 11th Ave
Portland, OR 97212

Mr. Mark E. Hardy
Until requested otherwise, send all tax statements to (Name and Address):
3806 Ne 11th Ave
Portland, Or 97212

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that

S GARLAND, INC. A NEVADA CORPORATION

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by

Mark E. Hardy Sr., Mark Hardy Jr., Miranda Hardy, Brianna Kaualey as TIC

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows (legal description of property):

LOT 04, BLOCK 06, SPRAGUE RIVER VALLEY ACRES

KLAMATH COUNTY, OREGON

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 15000.00. However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. If the sentence between the symbols "X", if not applicable, should be deleted. (See ORS 95.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on ; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Robert E. Tropp, President

STATE OF OREGON, County of Pierce ss.

This instrument was acknowledged before me on 04/19/2023 by Robert Tropp

This instrument was acknowledged before me on 04/19/2023 by Robert Tropp as President of S Garland, INC.



CASEY STINEMAN
Commission # HH 274978
Expires June 12, 2026

Notary Public for Oregon
My commission expires June 12, 2026