



00321163202300090650030034

10/20/2023 02:40:55 PM

Fee: \$92.00

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

Grantee:
Ryan Hartman and
Jennifer Hartman
P.O. Box 148
Malin, OR 97632

-BARGAIN AND SALE DEED-

Terra Nostra, LLC, an Oregon Limited Liability Company, Grantor conveys to Ryan Hartman and Jennifer Hartman, as Tenants by the Entirety, Grantees the following described real property situated in the County of Klamath, State of Oregon, to-wit:

SEE EXHIBIT "A" (Parcels 1-2) 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 18 day of Sept, 2023.

TERRA NOSTRA, LLC

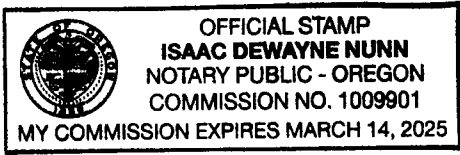
TERRA NOSTRA LLC

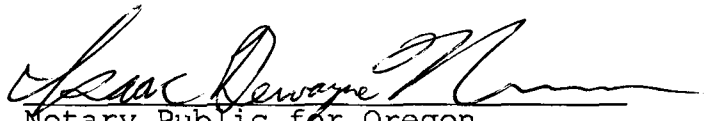
By: Ryan E Hartman
Its: Member

By: Jennifer L Hartman
Its: Member

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 18 day of Sept,
2023, the above-named Ryan Hartman and Jennifer Hartman, Grantors
in their capacity as members of Terra Nostra, LLC, and
acknowledged the foregoing instrument to be their voluntary act.




Notary Public for Oregon
My Commission expires: March 14, 2025

Unofficial
Copy

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.