

Returned at Counter



10/20/2023 02:41:19 PM

Fee: \$87.00

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Kody & Kristine Hartman P.O. Box 148 Malin, OR 97632
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Grantors
Ryan E. Hartman & Jennifer L. Hartman
Kody L. Hartman & Kristine J. Hartman
P.O. Box 148
Malin, OR 97632

Grantee
Kody L. Hartman & Kristine J. Hartman
P.O. Box 148
Malin, OR 97632

- STATUTORY WARRANTY DEED -

Ryan E. Hartman & Jennifer L. Hartman, Husband and Wife, as to an undivided ½ interest;
Kody L. Hartman & Kristine J. Hartman, Husband and Wife, as to an undivided ½ interest,
Grantors, conveys and warrants to Kody L. Hartman & Kristine J. Hartman, Husband and Wife,
Grantees, the following described real property situated in the County of Klamath, State
of Oregon, free of encumbrances except as specifically set forth herein:

Please refer to Exhibit "A" attached hereto and incorporated herein by reference.

The true and actual consideration for this transfer is Business Reorganization.

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 11 day of October, 2023.

Ryan E. Hartman, Grantor

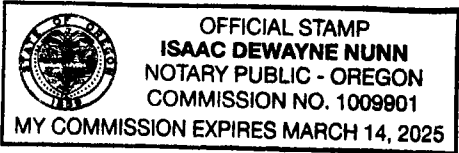
Jennifer L. Hartman, Grantor

Kody L. Hartman, Grantor

Kristine J. Hartman, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

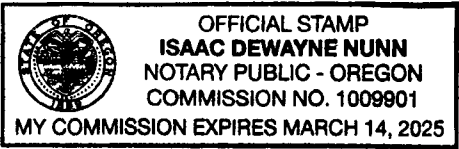
Personally appeared before me this 11 day of OCT, 2023, the above-named
Ryan Hartman and Jennifer Hartman, Grantors and acknowledged the foregoing instrument to
be their voluntary act.



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

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 11 day of OCT, 2023, the above-named
Kody Hartman and Kristine Hartman, Grantors and acknowledged the foregoing instrument to
be their voluntary act.



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

EXHIBIT "A"
LEGAL DESCRIPTION

Township 41 South, Range 12 East of the Willamette Meridian, Klamath County,
Oregon:

Section 1: N1/2 SW1/4, NW1/4 SE1/4, SW1/4 NE1/4, S1/2 NW1/4, NW1/4 NW1/4, NE1/4
SE1/4, S1/2 S1/2

Section 2: SE1/4

Section 12: N1/2 NW1/4

EXCEPTING THEREFROM: Beginning at a point on the North right of way line of the County Road, which point lies 30 feet North and 40 feet East of the Southwest corner of the NW1/4 NW1/4 of Section 12, Township 41 South, Range 12 East of the Willamette Meridian and running thence; continuing East along the North right of way line of the said County Road a distance of 505 feet; thence North, parallel to the West line of Section 12 a distance of 147 feet; thence West parallel to the North right of way line of the County Road a distance of 200 feet; thence North, parallel to the West line of Section 12, a distance of 103 feet; thence West parallel to the North right of way line of the County Road a distance of 305 feet to a point which lies 40 feet East of the West line of Section 12; thence South, parallel to the West line of Section 12 and 40 feet Easterly at right angles therefrom a distance of 250 feet, more or less, to the point of beginning, said tract being in the NW1/4 of NW1/4 of Section 12, Township 41 south, Range 12 East of the Willamette Meridian.