



00321165202300090670030038

10/20/2023 02:41:55 PM

Fee: \$92.00

Returned at Counter

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 E. Hartman and
Jennifer L. Hartman
P.O. Box 148
Malin, OR 97632

-BARGAIN AND SALE DEED-

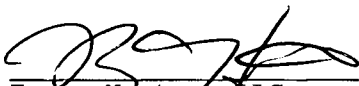
Terra Nostra, LLC, an Oregon Limited Liability Company, Grantor conveys to Ryan E. Hartman and Jennifer L. Hartman, Husband and Wife as Tenants by the Entirety, Grantees the following described real property situated in the County of Klamath, State of Oregon, to-wit:

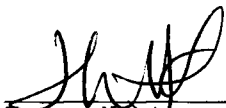
**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED
HEREIN BY REFERENCE**

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.

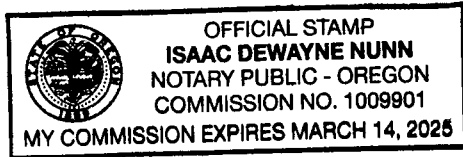

Terra Nostra, LLC
By: Ryan E. Hartman
Its: Member


Terra Nostra, LLC
By: Jennifer L. Hartman
Its: Member

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

STATE OF OREGON)
) ss.
County of Klamath)

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



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

Unofficial Copy

Unsurveyed Parcel 2, Land Partition 11-13 situated in the SE 1/4 of Section 2, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon recorded May 30, 2017 in 2017-003005, 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 1443.00 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

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