

**2023-010956**

**Klamath County, Oregon**

12/26/2023 09:23:01 AM

Fee: \$92.00

AFTER RECORDING, RETURN TO:

**Austin F. Merriam**  
**16467 Harpold Rd.**  
**Malin, OR 97632**

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SEND TAX STATEMENTS TO:

**Austin F. Merriam**  
**16467 Harpold Rd.**  
**Malin, OR 97632**

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### **SPECIAL WARRANTY DEED**

Hang Your Hat Properties LLC, whose address is 2136 Ford Parkway, Saint Paul, MN 55116 ("Grantor"), conveys and warrants to Austin F. Merriam, whose address is 16467 Harpold Rd., Malin, OR 97632 ("Grantee"), the following described real property (the "Property") free of encumbrances, except as specifically set forth herein: None

Land in Klamath County, Oregon, described more particularly as follows:

LOT 12, BLOCK 111, KLAMATH FALLS FOREST ESTATES, HWY 66, PLAT #4

The true consideration for this conveyance is \$ \_\_\_\_10\_\_\_\_.

This property is free of liens and encumbrances, EXCEPT: None.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record, the Grantor hereby covenants with the Grantee(s) the following:

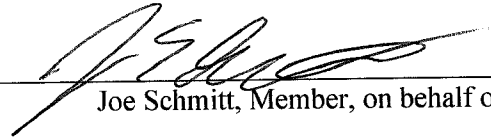
1. Covenant of Seisin: The Grantor has the right to convey the property.
2. Warranty of Title: The Grantor has valid title to the property.
3. Covenant Against Encumbrances: The Grantor guarantees that there are no encumbrances upon the property other than those that have been already disclosed to the Grantee.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

**Signature Page to Follow**

DATED this 22 day of December, 2023.

BY: \_\_\_\_\_



Joe Schmitt, Member, on behalf of

Hang Your Hat Properties, LLC  
2136 Ford Parkway #8030  
Saint Paul, MN, 55116

STATE OF Minnesota

COUNTY OF Ramsey

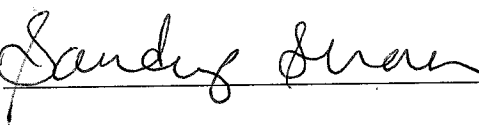
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ss.

On 22nd December 2023, before me, the undersigned Notary Public, personally appeared Joseph John Schmitt -, ~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

 (Seal)

My Commission Expires:

Jun. 31, 2026

