



2024-004905
Klamath County, Oregon
06/17/2024 02:52:02 PM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Klamath County, a Municipal Corporation

305 Main St.

Klamath Falls, OR 97601

Until a change is requested all tax statements shall be
sent to the following address:

Klamath County, a Municipal Corporation

305 Main St.

Klamath Falls, OR 97601

File No. 624865AM

STATUTORY WARRANTY DEED

Terra Nostra, LLC an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Klamath County, a Municipal Corporation,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of
encumbrances except as specifically set forth herein:

Please see attached Exhibit "A"

**The consideration paid for the transfer is \$485,000.00, PURSUANT TO AN IRC 1031 TAX
DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.**

The above-described property is free of encumbrances except all those items of record, if any, as of the
date of this deed and those shown below, if any:

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 17 day of June, 2024.

Terra Nostra, LLC an Oregon Limited Liability Company

By: [Signature]
Ryan Edward Hartman, Member

By: [Signature]
Jennifer Lynn Hartman, Member

State of Oregon} ss
County of Klamath}

On this 17 day of April, 2024, before me, Melissa Cook a Notary Public in and for said state, personally appeared Ryan Edward Hartman and Jennifer Lynn Hartman, known or identified to me to be the Members in the Limited Liability Company known as Terra Nostra, LLC an Oregon Limited Liability Company who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 3/7/26

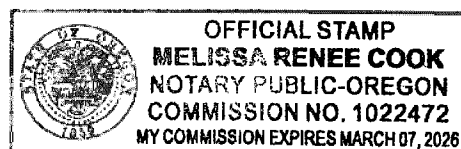


EXHIBIT "A"

PARCEL 1:

A parcel of land situate in the NE1/4 SE1/4 of Section 5, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the Southwest corner of the SE1/4 SE1/4 of said Section 5; thence North 00 degrees 33' 28" East, 1,332.50 feet to the Northwest corner of the SE1/4 SE1/4 of Section 5; thence South 89 degrees 52' 19" East, 867.35 feet to a 2-inch iron pipe; thence North 12 degrees 18' 31" West, 128.16 feet to 5/8 inch iron pin; thence North 25 degrees 00' 00" West, 228.22 feet to a point on the centerline of the Riverside Spur railroad tracks, thence North 34 degrees 48' 00" East, 50.00 feet to the point of beginning for this description; thence North 55 degrees 12' 00" West parallel to but 50.00 feet Northerly of the centerline of said tracks 362.60 feet to the beginning of a curve to the right; thence Continuing parallel to but 50.00 feet Northerly of said centerline of tracks along the arc of a 1,859.86 feet radius curve to the right (delta = 07 degrees 00' 24") 228.52 feet (long chord = North 51 degrees 41' 48" West, 227.30 feet); thence East along the Westerly extension of the North line of a tract of land described in Deed Volume 80 at page 68, Klamath County Deed Records, 820.13 feet to the Northeast corner of said tract of land; thence South 20 degrees 15' 00" East along the Easterly line of said tract of land 625.69 feet; thence leaving said Easterly line West 216.40 feet to a 1-inch iron pipe; thence North 55 degrees 12' 00" West, 419.12 feet to the point of beginning.

PARCEL 2:

All that certain parcel of land conveyed by Robert E. Strahorn to the Central Pacific Railway Company by deed dated March 24, 1926, and recorded June 2, 1926, in Volume 69 at page 623, Deed Records of Klamath County, Oregon, described as follows:

Lots 6, 7, and 8 of Section 5 of Township 39 South, Range 9 E.W.M. Also the following described premises, to-wit:

Beginning at meander corner to fractional Sections 5 and 32, as established by the Government Survey, 31.50 chains East of the corner of Section 5, 6, 31, and 32; Townships 38 and 39 South, Range 9 E.W.M.; thence East 8.81 chains to right bank of Klamath River; thence in Section 5, South 39° East 9.71 chains; South 49 1/4° East 14.15 chains; South 43 1/4° East 11.86 chains; South 26 1/4 ° East 13.40 chains; South 23 1/4° East 12.63 chains; South 20 1/4° East 11.00 chains; West 6.93 chains; North 18° west 5.26 chains; North 55° West 6.00 chains; North 46 1/4° West 8.00 chains; North 26° West 16.50 chains; North 41 3/4° West 5 chains; North 34 1/4° West 33.00 chains to the meander corner at the place of beginning, containing 74.77 acres, more or less, saving and excepting:

1. That portion of Lot 6 and the land East thereof in the NE1 /4 of the SE1 /4 of said Section 5 conveyed to George H. Randell by Deed dated August 14, 1911 and recorded in Vol. 35 at Page 82 of Deed Records of Klamath County, Oregon; and
2. That certain parcel of land conveyed by Modoc Lumber Co. to the State of Oregon, State Highway Commission, as described on the Deed dated November 22, 1967 and recorded in Vol. M67 at Page 9130 of the Deed Records of Klamath County, Oregon.
3. That portion conveyed to Klamath County, a political subdivision of the State of Oregon recorded June 27, 1973 in Volume M73, page 8110, Records of Klamath County.