



2024-007934
Klamath County, Oregon
09/11/2024 10:42:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

David Hoegee and Heather Hoegee

4735 Harlan Dr.

Klamath Falls, OR 97603

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

David Hoegee and Heather Hoegee

4735 Harlan Dr.

Klamath Falls, OR 97603

File No. 645328AM

STATUTORY WARRANTY DEED

Plum Ridge Farms, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

David Hoegee and Heather Hoegee, as Tenants by the Entirety,

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:

Parcel 3 of Land Partition 27-21, being Lot 3 and a Portion of Lot 2, Block 2 of "Pleasant View Tracts", situated in the SW1/4 NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, Recorded December 22, 2021 as Instrument No. 2021-018911, Klamath County, Oregon.

Excepting Therefrom the following described property:

A Tract of Land being a Portion of Parcel 3 of Land Partition 27-21, situated in the SW1/4 NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest Corner of Parcel 3 of Land Partition 27-21, thence North 89°25'00" East, along the Northerly line of said Parcel 3, 8.00 feet; thence leaving said Northerly Line, South 00°35'00" East 135.00 feet to a point on the Southerly line of said Parcel 3; thence South 89°25'00" West, along the said Southerly line of Parcel 3, 8.00 feet to the Southwest corner of said Parcel 3; thence along the West line of said Parcel 3, North 00°35'00" West 135.00 feet to the point of beginning.

The true and actual consideration for this conveyance is \$85,000.00.

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:

Real property taxes due, if any, but not yet payable

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: September 9, 2024

Plum Ridge Farms, LLC

By:

Thomas R. Bocchi, Member

State of Oregon} ss
County of Klamath}

On this 10th day of September, 2024, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared Thomas R. Bocchi known or identified to me to be the Managing Member in the Limited Liability Company known as Plum Ridge Farms, LLC 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.

Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 9/19/2026

