



2024-008718
Klamath County, Oregon
10/07/2024 11:54:05 AM
Fee: \$107.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Carston R. Hartman

21791 Morelock RD

Malin, OR 97632

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

Carston R. Hartman

21791 Morelock RD

Malin, OR 97632

File No. 634827AM

STATUTORY WARRANTY DEED

Nicholas B. Temple and Theresa J. Temple, Trustees of the Nicholas B. Temple Family Trust, dated February 17, 2006. as to Parcels 1 thru 6;

Nicholas B. Temple and Theresa J. Temple, as Tenants by the Entirety, as to Parcel 7

Grantor(s), hereby convey and warrant to

Carston R. Hartman,

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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$1,400,000.00.

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: October 1, 2024

Nicholas B. Temple Family Trust

By: Nicholas B. Temple
Nicholas B. Temple, as Trustee of the Nicholas B. Temple Family Trust

By: Theresa J. Temple
Theresa J. Temple, as Trustee of the Nicholas B. Temple Family Trust

Nicholas B. Temple
Nicholas B. Temple, individually

Theresa J. Temple
Theresa J. Temple, individually

State of Washington } ss
County of PIERCE }

On this 2 day of October , 2024, before me, LINDA BLANCHFIELD a Notary Public in and for said state, personally appeared Nicholas B. Temple and Theresa J. Temple, individually and as Trustees of the Nicholas B. Temple Family Trust , known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Linda Blanchfield
Notary Public for the State of Washington
Residing at: TACOMA
Commission Expires: 9/16/2028

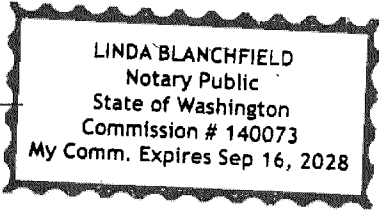


EXHIBIT 'A'

Parcel 1:

Government Lots 4, 5, 12 and 13 in Section 28, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2:

Government Lots 20 and 21 in Section 28, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 3:

Government Lots 28 and 29 in Section 28, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 4:

The S1/2 of Government Lot 3 and all of Government Lots 6, 11 and 14 of Section 28, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 5:

Government Lot 19 and the N1/2 of Government Lot 22, Section 28, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

AND ALSO a portion of the NW1/4 of the SE1/4 of Section 28, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the center of Section 28, Township 35 South, Range 7 East of the Willamette Meridian; thence running in a due Easterly direction a distance of 313 feet; thence running due South a distance of 313 feet; thence running due West a distance of 313 feet; and thence running in a due Northerly direction a distance of 313 feet to the place of beginning, being in the extreme Northwesterly portion of the NW1/4 of the SE1/4 of Section 28, Township 35 South, Range 7 East of the Willamette Meridian.

Parcel 6:

That portion of Government Lots 18, 23, 26 and 31, lying West of the Railroad right of way, in Section 28, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING that portion in the NW1/4 of Government Lot 18 conveyed by deed recorded November 5, 1920 in Book 54 at page 364, Deed Records of Klamath County, Oregon.

TOGETHER with that part of Lots 25 and 32, lying West of the railroad right of way, in Section 28, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Parcel 7:

Unsurveyed Parcel 2 of Land Partition 11-12 being a replat of Parcel 1 of Land Partition 10-12, situated in the E1/2 of Section 21 and the NE1/4 of Section 28, Township 35 South, Range 7 East of the Willamette Meridian Klamath County, Oregon, as duly recorded on November 29, 2012 in Volume 2012-013225, records of Klamath County, Oregon and being more particularly described as follows:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID GOVERNMENT LOT 15 OF SECTION 28 AND THE CENTERLINE OF THE UNION PACIFIC RAILROAD EASEMENT CONTAINED IN VOLUME 288 PAGE 14 AND VOLUME 281 PAGE 386 OF THE KLAMATH COUNTY DEED RECORDS, FROM WHICH THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 15 BEARS S89°58'01"W 1158.76 FEET; THENCE, ALONG THE SAID CENTERLINE, THE FOLLOWING COURSES, N10°19'02"W 2854.74 FEET, ON THE ARC OF 210 FOOT SPIRAL CURVE TO THE RIGHT (THE LONG CHORD EQUALS N09°37'02"W 209.99 FEET) AND ON THE ARC OF A 1471.60 FOOT CURVE TO THE RIGHT (RADIUS EQUALS 2864.79 FEET, CENTRAL ANGLE EQUALS 29°25'55" AND LONG CHORD BEARS N06°29'56"E 1455.48 FEET); THENCE S68°14'59"E 50.00 FEET TO THE EASTERLY LINE OF THE SAID UNION PACIFIC RAILROAD EASEMENT; THENCE, ALONG THE SAID EASTERLY LINE, THE FOLLOWING COURSES, ON THE ARC OF A 135.29 FOOT ARC TO THE LEFT (RADIUS EQUALS 2814.79 FEET, CENTRAL ANGLE EQUALS 02°45'14" AND LONG CHORD EQUALS S19°49'42"W 135.28 FEET), S71°32'55"E 50.00 FEET AND ON THE ARC OF A 177.71 FOOT ARC TO THE LEFT (RADIUS EQUALS 2764.79 FEET, CENTRAL ANGLE EQUALS 03°40'58" AND LONG CHORD EQUALS S16°36'36"W 177.68 FEET) TO ITS INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 97 BY DEED VOLUME M88 PAGE 618 OF THE KLAMATH COUNTY DEED RECORDS; THENCE, ALONG THE SAID WESTERLY RIGHT OF WAY LINE, THE FOLLOWING COURSES, S09°31'59"E 207.82 FEET, S11°46'26"E 1150.88 FEET, S15°14'37"E 251.25 FEET, S08°15'36"E 225.06 FEET, S10°24'52"E 325.04 FEET, S08°34'42"E 300.04 FEET, S09°31'59"E 300.00 FEET, S10°06'22"E 500.02 FEET, S08°52'01"E 430.03 FEET, S10°08'33"E 470.03 FEET AND S08°34'42"E 41.30 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID GOVERNMENT LOT 16; THENCE S89°58'01"W, ALONG THE SOUTH LINE SAID GOVERNMENT LOTS 16 AND 15, 379.36 FEET TO THE POINT OF BEGINNING, CONTAINING 35.11 ACRES, MORE OR LESS, WITH BEARINGS BASED ON THE PLAT OF "LAND PARTITION 11-12" ON FILE AT THE OFFICE OF THE KLAMATH COUNTY CLERK.

Parcel 8:

Unsurveyed Parcel 3 of Land Partition 11-12 being a replat of Parcel 1 of Land Partition 10-12, situated in the E1/2 of Section 21 and the NE1/4 of Section 28, Township 35 South, Range 7 East of the Willamette Meridian Klamath County, Oregon, as duly recorded on November 29, 2012 in Volume 2012-013225, records of Klamath County, Oregon and being more particularly described as follows:

BEGINNING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 25 (C1/4) OF SAID SECTION 21, THENCE N89°44'32"E 550.39 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 97 CONTAINED IN DEED VOLUME M88 PAGE 618 OF THE KLAMATH COUNTY DEED RECORDS; THENCE S09°31'59"E, ALONG THE SAID WESTERLY RIGHT OF WAY LINE, 857.85 FEET TO ITS INTERSECTION WITH THE WESTERLY LINE OF THE UNION PACIFIC RAILROAD EASEMENT CONTAINED IN VOLUME 281 PAGE 386 AND VOLUME 288 PAGE 14 OF THE KLAMATH COUNTY DEED RECORDS; THENCE S68°14'59"E 50.00 FEET TO THE CENTERLINE OF THE SAID UNION PACIFIC RAILROAD EASEMENT; THENCE, ALONG THE SAID CENTERLINE, THE FOLLOWING COURSES, ON THE ARC OF A 1471.60 FOOT CURVE TO THE LEFT (RADIUS EQUALS 2864.79 FEET, CENTRAL ANGLE

EQUALS 29°25'55" AND LONG CHORD BEARS S06°29'56"W 1455.48 FEET), ON THE ARC OF A 210 FOOT SPIRAL CURVE TO THE LEFT (LONG CHORD EQUALS S09°37'02"E 209.99 FEET) AND S10°19'02"E 2854.74 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID GOVERNMENT LOT 15 OF SECTION 28; THENCE S89°58'01"W, ALONG THE SAID SOUTH LINE OF GOVERNMENT LOT 15, 1158.76 FEET TO THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 15; THENCE N00°03'07"E, ALONG THE WEST LINES OF SAID GOVERNMENT LOTS 15, 10, 7 AND 2 OF SAID SECTION 28, 2647.21 FEET TO THE 1/4 CORNER COMMON TO SAID SECTION 21 AND 28; THENCE N00°46'00"E, ALONG THE WEST LINES OF SAID GOVERNMENT LOTS 38, 33, 30 AND 25 OF SAID SECTION 21, 2677.50 FEET TO THE POINT OF BEGINNING, CONTAINING 93.99 ACRES, MORE OR LESS, WITH BEARINGS BASED ON THE PLAT OF "LAND PARTITION 11-12" ON FILE AT THE OFFICE OF THE KLAMATH COUNTY CLERK.