

RECORDING COVER SHEET
(Per ORS 205.234 or ORS 205.244)

This cover sheet has been prepared by the person
presenting the attached instrument for recording.
Any errors in this cover sheet do not effect the
Transaction(s) contained in the instrument itself

This space reserved for use by
the County Recording Office

After recording return to:
First American Title
3500 Chad Dr., Suite 350
Eugene, OR 97408

- 1) Title(s) of Transaction(s)** ORS 205.234(a)
Statutory Warranty Deed
- 2) Direct Party/Grantor(s)** ORS 205.125(1)(b) and ORS 205.160
Hiram Hartness
- 3) Indirect Party/Grantee(s)** ORS 205.125(1)(a) and ORS 205.160
L. Murray, LLC
- 4) True and Actual Consideration** ORS 93.030
\$122,500.00
- 5) Send Tax Statements to:**
no change

☒ : If this box is checked, the below applies:

If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "Rerecorded at the request of First American Title to correct Grantees name to L. Murray, LLC previously recorded in Book and Page , or as Fee Number 2022-006971."

(Legal description if corrected is attached to included certified document of the original.)



After recording return to:
Murray LLC
1757 70th Ave SE
Salem, OR 97317

Until a change is requested all tax
statements shall be sent to the
following address:
Murray LLC
1757 70th Ave SE
Salem, OR 97317

File No.: 7192-3948680 (nm)
Date: June 01, 2022

THIS SPACE RESERVED FOR RECORD

2022-006971
Klamath County, Oregon
06/03/2022 09:56:01 AM
Fee: \$87.00

STATUTORY WARRANTY DEED

L. Murray, LLC

Hiram Hartness, Grantor, conveys and warrants to **Murray LLC**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOT 15 IN BLOCK 1 OF TRACT 1069, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$122,500.00**. (Here comply with requirements of ORS 93.030)



After recording return to:
Murray LLC
1757 70th Ave SE
Salem, OR 97317

Until a change is requested all tax
statements shall be sent to the
following address:
Murray LLC
1757 70th Ave SE
Salem, OR 97317

File No.: 7192-3948680 (nm)
Date: June 01, 2022

THIS SPACE RESERVED FOR RECORDER'S USE

RECORDED ELECTRONICALLY

STATUTORY WARRANTY DEED

L. Murray, LLC

Hiram Hartness, Grantor, conveys and warrants to **Murray LLC**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOT 15 IN BLOCK 1 OF TRACT 1069, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$122,500.00**. (Here comply with requirements of ORS 93.030)

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 2nd day of June, 2022.

Hiram Hartness
Hiram Hartness

STATE OF Oregon)
)ss.
County of Lane)

This instrument was acknowledged before me on this 2nd day of June, 2022
by **Hiram Hartness**.

Marcie Michael

Notary Public for Oregon

My commission expires: 5/5/26

