



2025-002654

Klamath County, Oregon

04/11/2025 12:57:01 PM

Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Kyle R. Medeiros and Callie I. Medeiros

1345 Haskins Rd.

Bonanza, OR 97623

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

Kyle R. Medeiros and Callie I. Medeiros

1345 Haskins Rd.

Bonanza, OR 97623

File No. 664580AM

STATUTORY WARRANTY DEED

Hammerich, Inc., an Oregon Corporation,

Grantor(s), hereby convey and warrant to

Kyle R. Medeiros and Callie I. Medeiros, 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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$2,000,000.00.

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:

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: April 10, 2025



Walter Hammerich, President of Hammerich Inc.

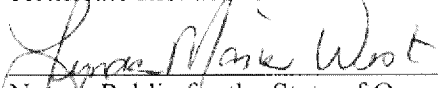


Nancy Hammerich, Secretary of Hammerich Inc.

State of Oregon } ss.
County of Klamath }

On this 11th day of April, 2025, before me, Lynda West ^{myself} a Notary Public in and for said state, personally appeared William Hammerich and Nancy Hammerich known to me to be the President and Secretary of Hammerich Inc., and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation 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 Falls OR

Commission Expires: 2-11-2029

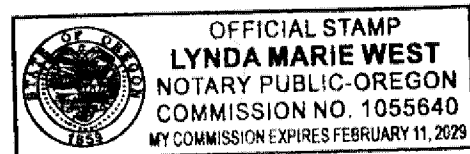


EXHIBIT 'A'

File No. 664580AM

Unsurveyed Parcel 1 of Land Partition 43-02 in the NE1/4 and the SE1/4 of Section 31; the NW1/4 and the SW1/4 of Section 32 in Township 38 South Range 11 East of the Willamette Meridian and the NE1/4 of Section 6; NW1/4 of Section 5, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

BEGINNING AT THE 1/4 CORNER COMMON TO SAID SECTIONS 31 AND 32; THENCE S89°59'22"E, A DISTANCE OF 1302.36 FEET TO THE C-W 1/16 CORNER OF SAID SECTION 32; THENCE S00°34'44"W, A DISTANCE OF 2669.97 FEET TO THE WEST 1/16 CORNER COMMON TO SAID SECTIONS 32 AND 5; THENCE S00°11'17"E, A DISTANCE OF 1330.59 FEET TO THE SOUTHEAST CORNER OF GOVERNMENT LOT 4 OF SAID SECTION 5; THENCE S89°54'39"W, A DISTANCE OF 1317.74 FEET TO THE NORTH 1/16 CORNER COMMON TO SAID SECTIONS 5 AND 6; THENCE S00°15'09"E, ALONG THE SECTION LINE COMMON TO SAID SECTIONS 5 AND 6, A DISTANCE OF 1243.11 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF OREGON STATE HIGHWAY 70; THENCE, ALONG THE SAID NORTHEASTERLY RIGHT OF WAY LINE OF SAID STATE HIGHWAY 70 THE FOLLOWING COURSES, N56°53'52"W, A DISTANCE OF 2246.96 FEET, S33°06'08"W, A DISTANCE OF 75.00 FEET AND N56°53'52"W, A DISTANCE OF 826.15 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF HASKINS ROAD; THENCE, ALONG THE SAID EASTERLY RIGHT OF WAY LINE OF HASKINS ROAD THE FOLLOWING COURSES, N00°15'44"W, A DISTANCE OF 931.67 FEET AND N00°19'40"E, A DISTANCE OF 2412.86 FEET TO THE SOUTHWEST CORNER OF PARCEL 2 OF SAID "LAND PARTITION 43-02"; THENCE, ALONG THE PARCEL LINE COMMON TO SAID PARCELS 1 AND 2, THE FOLLOWING COURSES, S88°37'55"E, A DISTANCE OF 1109.93 FEET AND S89°20'46"E, A DISTANCE OF 120.36 FEET TO THE SOUTHWEST CORNER OF PARCEL 3 OF "LAND PARTITION 43-02"; THENCE S89°20'46"E, ALONG THE LINE COMMON TO SAID PARCELS 1 AND 3, A DISTANCE OF 890.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 3; THENCE N58°00'16"E, A DISTANCE OF 611.21 FEET TO THE POINT OF BEGINNING, CONTAINING 369.11 ACRES, MORE OR LESS, WITH BEARINGS BASED ON THE PLAT OF SAID "LAND PARTITION 43-02", ON FILE AT THE OFFICE OF THE KLAMATH COUNTY CLERK.