



07/28/2025 02:26:47 PM

Fee: \$102.00

Until a change is requested, all tax statements shall be sent to:

Michael E. Hormann, Trustee
PO Box 32
Kenos, OR 96267

After recording return to:

Michael E. Hormann, Trustee
PO Box 32
Kenos, OR 96267

MEH

STATUTORY WARRANTY DEED

Michael E. Hormann, Grantor, conveys and warrants to Michael E. Hormann as trustee of the Michael E. Hormann Trust dated July 28, 2025, Grantee, that real property situated in Klamath County, Oregon, described as follows:

SEE ATTACHED EXHIBIT A.

SUBJECT TO: covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat, map or survey.

The true consideration for this conveyance is \$0 and other good and valuable consideration.


The liability and obligations of Grantors to Grantee and Grantee's heirs and assigns under the warranties and covenants contained in this deed or provided by law shall be limited to the amount, nature, and terms of any right of indemnification available to Grantors under any title insurance policy, and Grantors will have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any title insurance policy. The limitations contained in this paragraph specifically do not relieve Grantors of any liability or obligations under this instrument, but merely define the scope, nature, and amount of the liability or obligations.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSONS TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS' RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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

DATED: July 28, 2025.

State of Oregon)
 : ss.
County of Klamath)

subscribed to this instrument and acknowledged the foregoing as the true and correct contents of the instrument.


.....
Oregon Notary Public



**EXHIBIT A
LEGAL DESCRIPTION**

PARCEL 1:

A parcel of land situated in the NW 1/4 of Section 17, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Easterly right of way line of the Keno-Worden County Road from which the Northwest corner of said Section 17 bears the following courses and distances: East, 1841.82 feet, North 00°09'31" West 1281.53 feet to said section corner; thence from the point of beginning North 28°50'54" West along said Easterly right of way line, 115.00 feet; thence leaving said right of way line North 61°09'06" East 220.00 feet; thence South 28°50'54" East 574.60 feet; thence South 18°43'06" West, 240.45 feet to said Easterly right of way line and a point on curve; thence along said right of way line and the arc of a 1402.59 foot radius curve to the right (delta = 14°08'47" long chord = South 35°55'18" East 345.42 feet) 346.30 feet to the end of curve; thence North 28°50'54" West 279.06 feet to the point of beginning.

PARCEL 2:

A tract of land situated in the E 1/2 NW 1/4 of Section 17, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northwest corner of Section 17; thence South 00°09'31" East 1281.53 feet; thence East 1841.82 feet; thence North 28°50'54" West 115.00 feet; thence North 61°09'06" East 220.00 feet to the Northwesterly corner of that tract of land described in Deed Volume M91, page 3604 of the Klamath County Deed Records and being the true point of beginning of this description; thence continuing North 61°09'06" East 50.00 feet; thence South 28°50'54" East parallel to the Northeasterly line of said Deed Volume M91 at page 3604, 410.34 feet to a point on Northerly line of that tract of land described in Deed Volume M74, page 8660 of the Klamath County Deed Records; thence North 71°16'54" West, along said Northerly line, 74.10 feet; thence North 28°50'54" West 355.65 feet to the true point of beginning.

PARCEL 3:

A tract of land situated in the E 1/2 NW 1/4 of Section 17, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northwest corner of Section 17; thence South 00°09'31" East 1281.53 feet; thence East 1841.82 feet; thence North 28°50'54" West 115.00 feet; thence North 61°09'06" East 220.00 feet to the Northwesterly corner of that tract of land described in Deed Volume M91, page 3604 of the Klamath County Deed Records; thence South

28°50'54" East 355.65 feet to the most Westerly corner of that tract of land described in Deed Volume M74, page 8660 of the Klamath County Deed Records and being the true point of beginning of this description; thence continuing South 28°50'54" East 218.95 feet to a point on the Westerly line of that tract of land described in Deed Volume M68, page 1108 of the Klamath County Deed Records; thence North 18°43'06" East, along said Westerly line 67.75 feet; thence North 28°50'54" West, parallel to the Northeasterly line of said Deed Volume M91, page 3604, 118.55 feet to a point on the Northerly line of that tract of land described in Deed Volume M74, page 8660; thence North 71°16'54" West, along said Northerly line, 74.10 feet to the true point of beginning.