

73782 MTC-17892-K Vol. 187 Page 6866
KNOW ALL MEN BY THESE PRESENTS, That Kathy Adair Rogers

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by W.E. Hammerich and Barbara J. Hammerich, husband and wife the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

An undivided 1/6th interest in the following real property:
The E 1/2 SE 1/4 of Section 35, Township 40 South, Range 13 East of the Willamette Meridian, EXCEPT the portion lying within the right of way of the County Road.

SUBJECT TO:

1. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied; in addition thereto a penalty may be levied if notice of disqualification is not timely given.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 4,091.66

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 16 day of April, 1987; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

THIS INSTRUMENT WILL 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 APPROVED USES.

Kathy Adair Rogers
Kathy Adair Rogers

STATE OF OREGON
County of ORANGE
APRIL 16, 1987

STATE OF OREGON, County of _____, 19____ ss.

Personally appeared the above named
Kathy Adair Rogers

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____

and acknowledged the foregoing instrument to be her voluntary act and deed.

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Kathy Adair Rogers

GRANTOR'S NAME AND ADDRESS

W.E. Hammerich
Rt. 1 Box 119, Bonanza, OR 97623

After recording return to:

Jerry Molatore, Atty at Law
426 Main Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

W.E. Hammerich
Rt. 1, Box 119

Bonanza, OR 97623

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/title/instrument/microfilm/reception No. _____.
Record of Deeds of said County.
Witness my hand and seal of County affixed.

By _____ Deputy

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WARRANTY DEED

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SUBJECT TO: (continued)

3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Langell Valley Irrigation District.

4. Except reservations, restrictions, rights-of-way, easements of record and those apparent upon the land,

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 23rd day of April A.D. 19 87 at 1:39 o'clock P M., and duly recorded in Vol. M87 of Deeds on Page 6866.

FEE \$14.00

Evelyn Biehn,
By

County Clerk

John Smith

RECORDED
INDEXED
APR 24 1987
CLERK OF COUNTY
OF KLAMATH