

OK

87257

WARRANTY DEED

Vol. M88 Page 7479



KNOW ALL MEN BY THESE PRESENTS, That LAWRENCE ARMSTRONG

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILMER E. HAMMERICH JR. and KIMBERLY D. HAMMERICH, husband and wife, hereinafter called 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:

That portion of the N<sup>1</sup>/<sub>2</sub>NE<sup>1</sup>/<sub>4</sub> lying Southwesterly of the East Langell Valley Road in Section 7, Township 40 South, Range 14 East of the Willamette Meridian.

Subject to:

1. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.
2. Liens and assessments of Klamath Project and Langell Valley Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
3. Rights of the public in and to any portion of the herein described property lying within the boundaries of public roads or highways.
4. Reservations and restrictions, including the terms and provisions thereof, recorded October 28, 1938, in Volume 119 page 60, Deed Records of Klamath County, Oregon.
5. Right of Way, including the terms and provisions thereof, recorded April 21, 1943 in Volume 146 page 287, Deed Records of Klamath County, Oregon.

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

as set forth hereinabove

and that

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 \$19,500.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration and is hereby acknowledged by the grantor and grantee as being the true and actual consideration for the above described premises. (The sentence between the symbols  $\times$  is not applicable, means and does not constitute a part of the consideration and is hereby acknowledged by the grantor and grantee as being the true and actual consideration for the above described premises.)

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 11<sup>th</sup> day of May, 1988; 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.

Lawrence Armstrong  
Lawrence Armstrong

STATE OF OREGON, }  
County of Klamath } ss.  
May 11, 1988

Personally appeared the above named

Lawrence Armstrong

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6-21-88

STATE OF OREGON, County of \_\_\_\_\_ ss.  
\_\_\_\_\_, 19\_\_\_\_

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 \_\_\_\_\_

\_\_\_\_\_, a corporation, 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)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. &amp; Mrs. Wilmer E. Hammerich

Rt. 1 Box 120

Bonanza, Ore. 97623  
NAME, ADDRESS, ZIP

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

Mr. &amp; Mrs. Wilmer E. Hammerich

Rt. 1 Box 120

Bonanza, Ore. 97623  
NAME, ADDRESS, ZIPSPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 13th day of May, 1988, at 9:34 o'clock A.M., and recorded in book/reel/volume No. M88 on page 7479 or as fee/file/instrument/microfilm/reception No. 87257, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By Bernada A. Ketchum Deputy

MAY 13 1988