

87662

Aspen #01032254
WARRANTY DEED - INDIVIDUAL

Vol. M88 Page 8235

AFTER RECORDING RETURN TO:
WILMER EDWARD HAMMERICH, JR.
KIMBERLY D. HAMMERICH
RT. 1, BOX 120
BONANZA, OR 97623

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

MARGURETTE L. ALBERT AND WILMA F. HARPER hereinafter called
grantor, convey(s) to WILMER EDWARD HAMMERICH, JR. AND KIMBERLY
D. HAMMERICH, HUSBAND AND WIFE all that real property situated
in the County of KLAMATH, State of Oregon, described as:

All that portion of the SW1/4 lying Northerly and Easterly of
the U.S.B.R. Lost River Channel Improvement, NW1/4 SE1/4 of
Section 3, Township 40 South, Range 13 East of the Willamette
Meridian, in the County of Klamath, State of Oregon.

"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."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except 1) Regulations,
including levies, assessments, water and irrigation rights and
easements for ditches and canals, of Langell Valley Irrigation
District. 2) Rights of the public in and to any portion of the
herein described premises lying within the boundaries of roads
or highways. 3) Right, title or interest of the public,
including governmental bodies in and to that portion of said
premises lying below the ordinary high water line of the of the
Lost River and public rights of fishing and recreation in and to
the shoreline of said river. 4) All matters arising from any
shifting in the course of Lost River. 5) As disclosed by the tax
roll the premises herein described have been zoned or classified
from farm use, and will warrant and defend the same against all
persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$53,515.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 25th day of May 1988.

Margurette L. Albert
MARGURETTE L. ALBERT

Wilma F. Harper by Margurette L. Albert
WILMA F. HARPER, by Margurette L.
Albert, her attorney in fact
her attny in fact

STATE OF OREGON, County of KLAMATH)ss.

On this 25th day of May, 1988,

Personally appeared the above named MARGURETTE L. ALBERT to me
known to be the individual described in and who executed the
foregoing instrument for herself and as attorney in fact for
WILMA F. HARPER also therein described, and acknowledged to me
that she signed and sealed the same as her voluntary act and deed
Continued on next page

