

56078

JAN 10 43

WARRANTY DEED

Vol. 93 Page 468

KNOW ALL MEN BY THESE PRESENTS, That FRANK PHILLIP GROHS, JR. and CHARLOTTE PAULINE GROHS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WALTER PAUL HAMMERICH and NANCY LOUISE 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:

The SW  $\frac{1}{4}$  SE  $\frac{1}{4}$  Section 19, Township 38 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon; The NW  $\frac{1}{4}$  NE  $\frac{1}{4}$  and the SW  $\frac{1}{4}$  NE  $\frac{1}{4}$  Section 30, Township 38 South, Range 11 East of the Willamette Meridian; Also that portion of the NW  $\frac{1}{4}$  SE  $\frac{1}{4}$  Section 30, Township 38 South, Range 11 East of the Willamette Meridian lying North of the following described line:

Beginning at a point on the centerline of Haskins Road, being accepted as the West line of said NW  $\frac{1}{4}$  SE  $\frac{1}{4}$ , said point being North 00 degrees 39' 36" East 2184.0 feet from the South Quarter Corner of said Section 30, said quarter corner being marked by a P K nail 29.00 feet West of a 1" iron pipe as per Survey No. 1713 and Major Land Partition No. 3-88; thence East 1320 feet, more or less, to a point on the East line of said NW  $\frac{1}{4}$  SE  $\frac{1}{4}$  with bearings based on said Survey No. 1713.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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, except as above stated & liens & assessments, rules & regulations for irrigation, drainage & sewage reservation, restrictions, easements, and rights of way of record & those apparent on the land. 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 \$ 70,000.00

IN WITNESS WHEREOF, the said grantor has hereunto set their hands and seals, and the said grantee has hereunto set their hands and seals, at the County of Klamath, State of Oregon, this 2nd day of February, 1989.

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 2nd day of February, 1989; 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.

Frank Phillip Grohs, Jr.  
FRANK PHILLIP GROHS, JR.

Charlotte Pauline Grohs  
CHARLOTTE PAULINE GROHS

STATE OF OREGON,

County of KLAMATH

February 2, 1989

} ss.

STATE OF OREGON, County of

} ss.

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)

(OFFICIAL SEAL)

Notary Public for Oregon

Notary Public for Oregon

My commission expires: 3-22-89

My commission expires:

(If executed by a corporation, affix corporate seal)

FRANK & CHARLOTTE GROHS  
4140 A Adelaide Avenue  
Klamath Falls, Oregon 97603  
GRANTOR'S NAME AND ADDRESS

WALTER & NANCY HAMMERICH  
Route 1, Box 795  
Bonanza, Oregon 97623  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Walter & Nancy Hammerich  
Route 1, Box 795  
Bonanza, OR 97623  
NAME, ADDRESS, ZIP

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

SAME AS ABOVE

NAME, ADDRESS, ZIP

STATE OF OREGON,

} ss.

County of Klamath

I certify that the within instrument was received for record on the 6th day of Jan., 1989 at 10:43 o'clock A. M., and recorded in book/reel/volume No. M93 on page 468 or as fee/file/instrument/microfilm/reception No. 56078, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By Pauline M. Haskins, Deputy

Fee \$30.00