



## WARRANTY DEED

ASPEN TITLE ESCROW NO. 01040694

AFTER RECORDING RETURN TO:

Beverly D. Hammes

5122 Homedale Road  
Klamath Falls, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVELARRY D. MOHR and MARY C. MOHR, husband and wife, hereinafter  
called GRANTOR(S), convey(s) to BEVERLY D. HAMMES, hereinafter  
called GRANTEE(S), all that real property situated in the County  
of Klamath, State of Oregon, described as:SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
HEREIN. . . . .

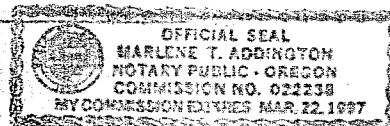
(B) THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN  
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND  
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE  
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE  
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY  
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST  
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390"

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land,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  
\$87,000.00.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 29th day of November, 1993.

Larry D. Mohr  
LARRY D. MOHR

Mary C. Mohr  
MARY C. MOHR

STATE OF OREGON, County of Klamath)ss.

On November 29, 1993, personally appeared the above named  
Larry D. Mohr and Mary C. Mohr, and acknowledged the foregoing  
instrument to be their voluntary act and deed.Before me: Marlene T. Addington  
Notary Public for Oregon  
My Commission Expires: March 22, 1997

## EXHIBIT "A"

31654

A tract of land situated in the SW 1/4 NE 1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and more particularly described as follows:

Beginning at an iron pin located West 30 feet and South 100 feet from the Northeast corner of the SW 1/4 NE 1/4 of Section 14, said point lying on the West line of Homedale Road; thence South 430 feet along the West line of Homedale Road to an iron pin; thence West 238.5 feet to an iron pin on the Easterly right of way line of Lateral F-5 (or lateral A-3-B); thence Northeasterly along said Easterly right of way line to an iron pin located West a distance of 163.7 feet from the above described beginning point; thence East a distance of 163.7 feet, more or less, to the point of beginning.

CODE 24 MAP 3909-14AC TL 200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 30th day  
of Nov. A.D., 19 93 at 10:10 o'clock A M., and duly recorded in Vol. M93  
of Deeds on Page 31653  
Evelyn Biehn  
By Claire M. Mendenhall County Clerk

FEE \$35.00