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FILED FOR RECORD A REQUEST OF KLAMATH COUNTY TITLE **422 MAIN STREET** KLAMATH FALLS, OR 97601

Vol. <u>1997</u> Page_

WHEN RECORDED RETURN TO John & Brenda Hammers 32602 Mountain Lakes Dr. Klamath Falls, CR 97601

K - 485/9

STATUTORY WARRANTY DEED

THE GRANTOR, RODERICK AND BRIDGET BOSCH, husband and wife

for and in consideration of the true and actual consideration paid for this transfer, stated in terms of dollars is \$0.

in hand, paid, conveys and warrants to JOHN MAURY AND BRENDA JEAN HAMMERS

the following described real estate, situated in the County of KLAMATH, State of OREGON.

Lot 9, Block ?, MOUNTAIN LAKES HOMESITES, TRACT NO. 1017, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This Deed is given in fulfillment of that certain real estate contract executed by TIM BURR INC. as Seller and JOHN MAURY AND BRENDA JEAN HAMMERS as Buyer, dated JULY 13, 1994, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Property at VACANT LAND, KLAMATH COUNTY, OR Tax Acct. No.R-319756 (map #)

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATION. 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.

SUBJECT TO: Easements, Restrictions, Reservations and Provisions of record, if any.

TAX STATEMENTS TO:

John & Brenda Hammers

32602 Mountain Lakes Dr. Klamath Falls, OR 97601 Dated this 30TH day of OCTOBER, 1995

ODERICK BOSCH

STATE OF WASHINGTON

}ss.

COUNTY OF CLARK

On this 30 day of OcroBex, 1995 personally appeared before me RODERICK BOSCH AND BRIDGET BOSCH to me known to be the individual(s) described in and who executed the foregoing Instrument, and acknowledged to me that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 30 day of October

noulienc Notary Public in and for the State of WASHINGTON residing at

MAUREEN TERESA WILEMY Commission expires:

NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES MARCH 1, 1996

PAY TO THE ORDER MORTHWEST NATIONAL BANK FOR DEPOSIT ONLY ERICAN EQUITIES ATW C4 017 802

45013 KLAMATH COUNTY FILLS
427 MAIN STREET

627 MAIN STREET

Vol 1097 Page 29754

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