



59624 98 JUN 11 P1:10

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## STATUTORY WARRANTY DEED

DENNIS RICHARDS AND CAROL RICHARDS

conveys and warrants to MARK R. HAMERL AND PATRICIA A. O'CONNELL, NOT AS TENANTS IN COMMON, Grantor,  
BIT WITH RIGHT OF SURVIVORSHIP, Grantee,  
the following described real property free of liens and encumbrances, except as specifically set forth herein:  
LOT 12 IN BLOCK 4, PLAT NO. 1204, LITTLE RIVER RANCH, ACCORDING TO THE OFFICIAL  
PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,  
OREGON

TAX ACCOUNT NO: 2309-2A-5100

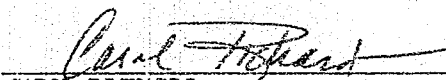
This property is free of liens and encumbrances, EXCEPT: Covenants, conditions, restrictions  
and easements of record.

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 30.930.

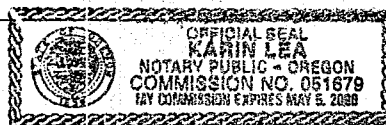
The true consideration for this conveyance is \$ 23,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 9TH day of June 19 98

  
DENNIS RICHARDS

  
CAROL RICHARDS

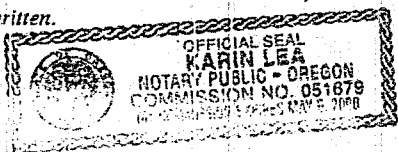
STATE OF OREGON  
County of DESCHUTES } ss.

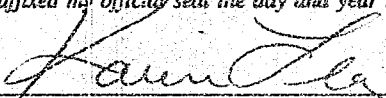


BE IT REMEMBERED, That on this 9TH day of June 19 98, before me, the  
undersigned, a Notary Public in and for said County and State, personally appeared the within named  
DENNIS RICHARDS AND CAROL RICHARDS

known to me to be the identical individual s described in and who executed the within instrument and acknowledged to  
me that THEY executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above  
written.



  
Notary Public for Oregon.  
My Commission expires 5-5-2000

Title Order No. K-52485  
Escrow No. 9840192

After recording return to:

MARK R. HAMERL  
1402 S FAWN COURT  
CORNELIUS, OR 97113

Name, Address, Zip

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

MARK R. HAMERL

1402 S FAWN COURT

CORNELIUS, OR 97113

Name, Address, Zip

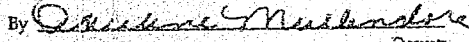
STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

FIRST AMERICAN TITLE

on this 11TH day of JUNE A.D., 1998  
at 1:10 o'clock P M. and duly recorded  
in Vol. M98 of DEEDS Page 19985

Bernetha G. Letsch, County Clerk

By   
Deputy.

Fee, \$30.00