

'01 SEP 4 PM3:18

MTZ S4S36-LB
WARRANTY DEED

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SUZANNE B. COOK,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

ROD HAMMACK and CHERYL BOTTING-HAMMACK, as tenants by the entirety,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of **KLAMATH** and State of Oregon, to wit:

Lot 12 in Block 6 of TRACT NO. 1003, THIRD ADDITION TO MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ACCT3809036DC04900

KEY #453761

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any; and the 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.

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 and actual consideration for this conveyance is 155,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 6724 BECKTON AVENUE, KLAMATH FALLS, OR 97603

Dated this 29 day of Aug, 2001.

Suzanne B Cook
SUZANNE B. COOK

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 29, 2001 by
SUZANNE B. COOK.



M. Warner
(Notary Public for ~~Oregon~~ Arizona)

My commission expires Nov 29, 2004

ESCROW NO. MT54536-LB

Return to:

ROD HAMMACK
6724 BECKTON AVENUE
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 09/04/01 at 2:18 p. m.
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Linda Smith,
County Clerk Fee\$ 21.00