

02 AUG 13 PM 3:18

After Recording Return to:
Mr. And Mrs. John Hammersley
10426 Simpson Canyon Road
Klamath Falls, OR. 97601

State of Oregon, County of Klamath
Recorded 08/13/2002 3:18 p. m.
Vol M02, Pg 45643
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

Until a change is requested all tax statements
Shall be sent to the address shown above.

WARRANTY DEED
(INDIVIDUAL)

STEPHEN W. DUNC and JOAN E. DUNC, husband and wife, herein called Grantor, convey(s) to JOHN HAMMERSLEY and LOUVETA M. HAMMERSLEY, husband and wife, herein called Grantees, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 17, PLUM VALLEY II, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

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, contracts and/or liens for irrigation and/or drainage 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 \$5,000.00.
(here comply with the requirements of ORS 93.930)

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. *LA*

Dated August 13, 2002.

Stephen W. Dunc
STEPHEN W. DUNC

Joan E. Dunc
JOAN E. DUNC

STATE OF OREGON, County of Klamath) ss.

On August 13, 2002, personally appeared the above named STEPHEN W. DUNC and JOAN E. DUNC and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00055444

Before me: *Marlene T. Addington*
Notary Public for Oregon
My commission expires: March 22, 2005

Official Seal

