

When Recorded Return To:

Send Tax Statements To:

Jason C. Broesder
Hornecker, Cowling, Hassen
& Heysell, L.L.P.
717 Murphy Road
Medford, Oregon 97504

Walt & Nancy Hammerich
3311 Haskins Road
Bonanza, Oregon 97623

State of Oregon, County of Klamath
Recorded 08/27/2002 10:52 a. m.
Vol M02, Pg 48320-22
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

'02 AUG 27 AM 10:52

K59311
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that JOHN F. HORTON and MARY J. HORTON, husband and wife, Grantors, convey and warrant to WALT HAMMERICH and NANCY HAMMERICH, husband and wife, as tenants by the entirety, Grantees, all that real property situated in Klamath County, Oregon, being more particularly described on Exhibit "A", attached hereto and by this reference incorporated herein and made a part hereof.

Grantors covenant that Grantors are the owners of the above described property free of all encumbrances except those set forth on Exhibit "A."

The consideration for this transfer is Two Hundred Fifty Thousand dollars (\$250,000.00).

THIS INSTRUMENT WILL NOT ALLOW USE OF THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY

1 - WARRANTY DEED

K31.

48321

PLANNING DEPARTMENT TO VERIFY APPROVED USES AND EXISTENCE OF FIRE
PROTECTION FOR STRUCTURES.

DATED this 15th day of August, 2002.

John F. Horton
John Horton, Grantor

Mary J. Horton
Mary Horton, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

On this 15th day of August, 2002, before me, personally appeared John Horton and Mary Horton, and they acknowledged the foregoing instrument to be their voluntary act and deed.



Danise Brakeman
Notary Public for Oregon
My Commission Expires: 10-21-04

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EXHIBIT "A"

The W $\frac{1}{2}$ W $\frac{1}{2}$ of Section 24, Township 38 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian Saving and Excepting any portion lying West of Bliss County Road, Klamath County, Oregon.