



After recording return to:
Walter P. Hammerich and Nancy L.
Hammerich

3311 Haskins Rd.
Bonanza, OR 97133

Until a change is requested all tax statements
shall be sent to the following address:

Walter P. Hammerich and Nancy L.
Hammerich

SAME

File No.: 7021-500054 (SAC)

Date: February 15, 2005

State of Oregon, County of Klamath
Recorded 02/17/2005 3:41 p m
TH Vol M05 Pg 11046-48
Linda Smith, County Clerk
Fee \$ 3.00 # of Pgs 3

STATUTORY WARRANTY DEED

Sara S. Teague, Grantor, conveys and warrants to **Walter P. Hammerich and Nancy L. Hammerich as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 **\$240,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 17 day of February, 2005.

31F

11047

APN:

Statutory Warranty Deed
- continued

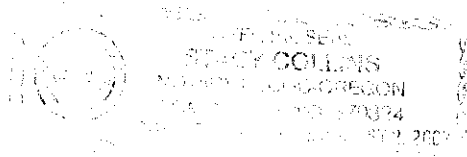
File No.: 7021-500054 (SAC)
Date: 02/15/2005

Sara S. Teague
Sara S. Teague

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 17 day of February, 2005
by **Sara S. Teague**.

[Signature]
Notary Public for Oregon
My commission expires: 02/20/07



APN:

Statutory Warranty Deed
- continuedFile No.: 7021-500054 (SAC)
Date: 02/15/2005**EXHIBIT A****LEGAL DESCRIPTION:**

The following described real property situate in Klamath County, Oregon:

Parcel Two:

The SW 1/4 NE 1/4; NE 1/4SW 1/4; SE 1/4NW 1/4 and Lot 3, Section 3 Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon. Excepting therefrom that portion deeded to Horsefly Irrigation District in Deed Volume 49 at page 247, Klamath County, Oregon. Also excepting therefrom that parcel of land situated in the SW 1/4 NE 1/4 of Section 3, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, lying Southerly of an existing fence line; more particularly described as follows: Beginning at the Southeast corner of said SW 1/4 NE 1/4 of Section 3; thence Northerly along the East line of said SW 1/4NE 1/4 of Section 3, 73.00 feet; thence South 86°22'24" West, along the Easterly extension of an existing fence and the said fence 1217.58 feet to its intersection with the South line of said SW 1/4 NE 1/4 of Section 3; thence North 89°48'37" East along said South line 1215.59 feet to the point of beginning with bearings based on record of Survey No. 2388, as recorded in Klamath County Surveyor's Office

Also, A tract of land sitauted in Government Lot 2, Section 3, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the SW corner of said lot 2 (CN 1/16 corner); thence North 00°15'00" West, along the West line of said Lot 2, 145.05 feet to a 5/8" iron pin with a Westvold and Assoc. plastic cap on the Southwesterly side of an irrigation canal; thence South 44°14'24" East along said canal, 201.57 feet to a point on the South line of said Lot 2 as marked by a 5/8" iron pin with Westvold and Assoc. plastic cap; thence South 89°44'24" West 140.00 feet to the point of beginning, with bearings based on recorded Survey No. 4274 at the Klamath County Surveyor's Office.