



After recording return to:
Walt Hammerich and Nancy
Hammerich
31111 Casebeer Road
Bonanza, OR 97623

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

Walt Hammerich and Nancy
Hammerich
31111 Casebeer Road
Bonanza, OR 97623

File No.: 7021-561827 (SAC)

Date: April 12, 2005

THIS

State of Oregon, County of Klamath
Recorded 04/29/2005 11:26 a.m.
Vol M05 Pg 30692-93
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

STATUTORY WARRANTY DEED

Marianna Garcelon, Grantor, conveys and warrants to **Walt Hammerich and Nancy Hammerich as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 19 and 24, inclusive, Block 42 and all that portion of Lots 13, 14, 15 Block 43 all lying Southwest of State Highway, Bowne Addition to Bonanza, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH A 1981 Lamp MANUFACTURED HOME, PLATE # X181594, VIN # 6965.

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 **\$43,500.00**. (Here comply with requirements of ORS 93.030)

05 APR 29 AM 11:26

gls

30693

APN: 605401

Statutory Warranty Deed
- continued

File No.: 7021-561827 (SAC)
Date: 04/12/2005

Dated this 25 day of April, 2005.

Marianna Garcelon
Marianna Garcelon

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 25 day of April, 2005
by **Marianna Garcelon**.

[Signature]
Notary Public for Oregon
My commission expires: 8/2/07

