



After recording return to:
Manuel Rocha and Linda Rocha
3311 Haskins Road, 4409 Bliss Road
Bonanza, OR 97623

Until a change is requested all tax statements
shall be sent to the following address:
Manuel Rocha and Linda Rocha
3311 Haskins Road, 4409 Bliss Road
Bonanza, OR 97623

File No.: 7021-615436 (SAC)
Date: August 30, 2005

M05-65806

Klamath County, Oregon

10/04/2005 03:44:42 PM

Pages 3 Fee: \$31.00

STATUTORY WARRANTY DEED

Walter Paul Hammerich and Nancy Louise Hammerich as tenants by the entirety, Grantor, conveys and warrants to **Manuel Rocha and Linda Rocha, 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. The **2005-2006** Taxes, a lien not yet payable.
2. 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 **\$850,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 20 day of Sept., 2005.

31F

Walter P. Hammerich
Walter Paul Hammerich

Nancy Louise Hammerich
Nancy Louise Hammerich

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 30 day of Sept., 2005
by **Walter Paul Hammerich and Nancy Louise Hammerich.**

[Signature]
Notary Public for Oregon
My commission expires: 8/20/07



EXHIBIT A

LEGAL DESCRIPTION:

Parcel 1: SW 1/4 SE 1/4 of Section 19, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2: W 1/2 W 1/2 of Section 24, Township 38 South, Range 11 1/2 East of the Willamette Meridian, SAVING AND EXCEPTING any portion lying West of Bliss County Road, Klamath County, Oregon.

Parcel 3: W 1/2 NE 1/4; also that portion of the NW 1/4 SE 1/4 of Section 30, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, lying North of the following described line:

Beginning at a point on the centerline of Haskins Road, being accepted as the West line of said NW 1/4 SE 1/4, said point being North 00°39'36" East 2184.0 feet from the South quarter corner of said Section 30, said quarter corner being marked by a PK nail 29.00 feet West of a 1" iron pipe as per survey no. 1713 and Major Land Partition No. 3-88; thence East 1320 feet, more or less, to a point on the East line of said NW 1/4 SE 1/4 with bearings based on said Survey No. 1713.