

EA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



MTL - 78107

WAYNE J. HAMMER  
68194 VIA DOMINGO ROAD  
DESERT HOT SPRINGS, CA. 92240

Grantor's Name and Address

JAMES V. & NANCY R. KING  
P.O. BOX 309  
MORONGO VALLEY, CA. 92256

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

JAMES V. & NANCY R. KING  
P.O. BOX 309  
MORONGO VALLEY, CA. 92256

Until requested otherwise, send all tax statements to (Name, Address, Zip):

JAMES V. & NANCY R. KING  
P.O. BOX 309  
MORONGO VALLEY, CA. 92256

M05-66815

Klamath County, Oregon

10/18/2005 02:54:42 PM

Pages 2 Fee: \$26.00

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that WAYNE J. HAMMER

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by JAMES V. & NANCY R. KING,  
HUSBAND & WIFE

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns,  
that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining,  
situated in KLAMATH County, State of Oregon, described as follows, to-wit:

LOT 17, BLOCK 5, KLAMATH COUNTRY, IN THE COUNTY <sup>OF</sup> KLAMATH,  
STATE OF OREGON, AS SHOWN ON MAP FILED IN BOOK 20, PAGE 6 OF  
MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized  
in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): NONE

and that  
grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all  
persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$6000.00. ① However, the  
actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate  
which) consideration. ① (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be  
made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on 10-12-05; if grantor  
is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so  
by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN  
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGU-  
LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON  
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-  
PRIATE 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.

Wayne J. Hammer

STATE OF OREGON, County of ) ss.

This instrument was acknowledged before me on

by

This instrument was acknowledged before me on

by

as

of

as attached  
certificate for 10/12/05

Notary Public for Oregon

My commission expires 11/02/2006

26.00

# CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Riverside

}

SS.

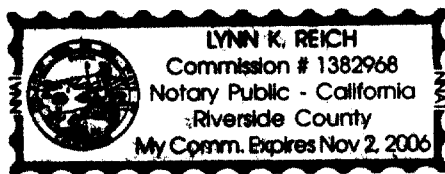
On 10/12/05 before me, Lynn K. Reich,  
Date (Name and Title of the Officer)

personally appeared Wayne J. Hammer  
Name (s) of Signer (s)

~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the person(s) whose names(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity (~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Lynn K. Reich  
Signature of Notary Public in and for said State



Notary Seal

## OPTIONAL INFORMATION

Description of Attached Document Warranty Deed

Number of Pages 1

Document Date 10/12/05

Right Thumbprint of Signer  
(Optional)