



**M05-71081**

Klamath County, Oregon

12/14/2005 10:33:22 AM

Pages 2 Fee: \$26.00

After recording return to:

Jason Corbin

120 Lowell Street

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

Jason Corbin

120 Lowell Street

Klamath Falls, OR 97601

Escrow No.

MT72295-MS

Title No.

0072295

CSA 1.1

### STATUTORY WARRANTY DEED

**Gary L. Hammond and Tammy L. Hammond, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Jason Corbin**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$98,000.00**.

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.

Dated this 13<sup>th</sup> day of Dec, 2005

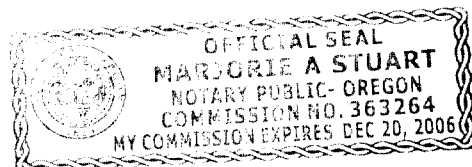
Gary L. Hammond  
Gary L. Hammond

Tammy L. Hammond  
Tammy L. Hammond

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 12/13, 2005 by Gary L. Hammond and Tammy L. Hammond.



Margorie A. Stuart  
(Notary Public for Oregon)

My commission expires 12/20/06

26.00

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract of land situated in the NW1/4 NE1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Westerly right of way line of Homedale Road, said point being North 89 degrees 58' 56" West 30.00 feet and North 00 degrees 06' 10" East, 89.48 feet from the Northeast 1/16 corner of said Section 14; thence North 89 degrees 31' 05" West, 162.02 feet to a point on the Easterly right of way line of the U.S.B.R. lateral A-3-B; thence North 00 degrees 06' 10" East, along said Easterly right of way line 80.00 feet; thence South 89 degrees 31' 05" East, 162.02 feet to the said Westerly right of way line of Homedale Road; thence South 00 degrees 06' 10" West, 80.00 feet to the point of beginning, with bearings based on Survey No. 1645, as recorded in the office of the Klamath County Surveyor.

Tax Account No: 3909-014AB-08900-000

Key No: 785136