



After recording return to:  
Donald J. Suing and Margaret Suing  
31111 Casebeer Road  
Bonanza, OR 97623

Until a change is requested all tax statements  
shall be sent to the following address:  
Donald J. Suing and Margaret Suing  
31111 Casebeer Road  
Bonanza, OR 97623

File No.: 7021-732073 (DMC)  
Date: January 04, 2006

**M06-00325**

Klamath County, Oregon

01/06/2006 11:46:52 AM

Pages 3 Fee: \$31.00

## **STATUTORY WARRANTY DEED**

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

**Lots 19 thru 24, inclusive, Block 42 and all that portion of Lots 13, 14 and 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.**

**This property is free from liens and encumbrances, EXCEPT:**

1. An existing Deed of Trust with **Marianna Garcelon** recorded **April 29, 2005** under Recording No. **Volume M05 page 30694**, which shall continue to be the obligation of the Grantor(s) herein. Grantor(s) herein agrees to pay said encumbrance in accordance with the terms and conditions contained therein and agrees to pay said encumbrance in full no later than full payment to Grantor(s) of that certain debt being executed by Grantee(s) and recorded simultaneously herewith.
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.

31F

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

The true consideration for this conveyance is **\$60,000.00**. (Here comply with requirements of ORS 93.030)

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Walt Hammerich

\_\_\_\_\_  
Nancy Hammerich

STATE OF Oregon )

)ss.

County of Klamath )

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by **Walt Hammerich and Nancy Hammerich**.

\_\_\_\_\_  
Dori Crain

Notary Public for Oregon

My commission expires: November 7, 2009

**APN: R605401**

Statutory Warranty Deed  
- continued

File No.: **7021-732073 (DMC)**  
Date: **01/04/2006**

The true consideration for this conveyance is **\$60,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 4 day of January, 2006.

Walt Hammerich

Nancy Hammerich  
Nancy Hammerich

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 4 day of January, 2006  
by **Walt Hammerich and Nancy Hammerich.**



Dori Crain  
Notary Public for Oregon  
My commission expires: November 7, 2009