

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:

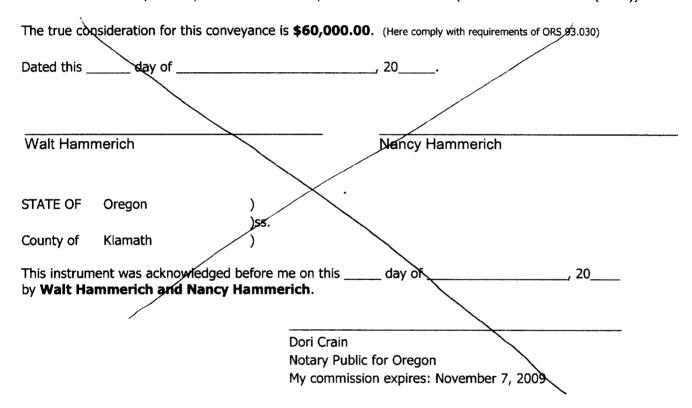
Lots 19 thru 24, inclusive, Block 42 and all that portion of Lots 13, 14 and 15 Block 43 all lying Southwest of State highway, Bowne Addition to Bonanza, according to the offficial plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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.

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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)).



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 _____ day of

Walt Hammerich

Nancy Hammerich

STATE OF Oregon

))ss.

County of Klamath

This instrument was acknowledged before me on this _____

day of

_, 20<u>04</u>

by Walt Hammerich and Nancy Hammerich.

OFFICIAL SEAL

DORI CRAIN

NOTARY PUBLIC-OREGON

COMMISSION NO. 398601

MY COMMISSION EXPIRES NOV. 7, 2009 ()

Dori Crain

Notary Public for Oregon

My commission expires: November 7, 2009