## M06-08084

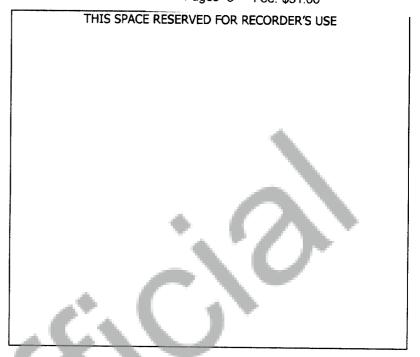
Klamath County, Oregon 04/25/2006 03:15:57 PM Pages 3 Fee: \$31.00



After recording return to: Katharine E. Hammerich 2510 Carroll Ave. Bonanza, OR 97623

Until a change is requested all tax statements shall be sent to the following address:
Katharine E. Hammerich
2510 Carroll Ave.
Bonanza, OR 97623

File No.: 7021-794769 (DMC) Date: April 18, 2006



## STATUTORY WARRANTY DEED

**Patrick W. Kelly and Cynthia A. Kelly as tenants by the entirety**, Grantor, conveys and warrants to **Katharine E. Hammerich**, 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. 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.

The true consideration for this conveyance is \$139,900.00. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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 ORS 197.352.

Dated this A day of April , 20 U

Page 1 of 3



APN: **R881012** 

Statutory Warranty Deed - continued

File No.: 7021-794769 (DMC)

Date: 04/18/2006

Cynthia A. Kelly

STATE OF

Oregon

)ss.

County of

Klamath

This instrument was acknowledged before me on this by Patrick W. Kelly and Cynthia A. Kelly.



Dori Crain

Notary Public for Oregon

My commission expires: November 7, 2009

APN: **R881012** 

File No.: **7021-794769 (DMC)**Date: **04/18/2006** 

## **EXHIBIT A**

## **LEGAL DESCRIPTION:**

A tract of land situated in the SE 1/4 SE 1/4 NE 1/4 of Section 9, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North line of that tract of land conveyed to Klamath County School District described in Volume M69 page 455, records of Klamath County, Oregon and the West line of Carroll Avenue from which the East 1/4 corner of said Section 9 bears South 14°46′22″ East 117.30 feet; thence North 89°40′10″ West along the North line of said tract of land, 122.44 feet; thence North 02°01′13″ East along the fence line, 212.21 feet; thence South 74°39′31″ East along the fence line 119.41 feet, to the West line of Carroll Avenue; thence South 00°03′44″ West 181.19 feet to the point of beginning.