

**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

THIS SPACE RESERVED FOR RECORDER'S USE

### 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 24 day of April, 2006.

31F

Patrick W. Kelly  
Patrick W. Kelly

Cynthia A. Kelly  
Cynthia A. Kelly

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 24 day of April, 2006  
by **Patrick W. Kelly and Cynthia A. Kelly.**



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

**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.