

ESC

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



GARRY D. HAMMOCK

3223 Bisbee St.

KIAMATH FALLS, OR 97603

Grantor's Name and Address

LAKE OCEAN INC.

2764 LAKE SAHARA DR. STE 111

LAS VEGAS, NV 89117

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

LAKE OCEAN INC.

2764 LAKE SAHARA DR. STE 111

LAS VEGAS, NV 89117

Until requested otherwise, send all tax statements to (Name, Address, Zip):

LAKE OCEAN INC.

2764 LAKE SAHARA DR. STE 111

LAS VEGAS, NV 89117

2006-022639

Klamath County, Oregon



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11/13/2006 02:39:03 PM

Fee: \$21.00

SPACE RESERVE
FOR
RECORDER'S USE

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that

GARRY D. HAMMOCK

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by LAKE OCEAN INC.

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

The south 1/2 of Lot 6 in block 6 of Altamont Acres and that Portion of Lots 7, 8 and 9 in block 6 of Altamont Acres lying east and north of the U.S. Lateral A-3-C according to the official plat thereof on file in the office of the county clerk of Klamath County, Oregon. Excepting therefrom the western 3 feet for the widening of Bisbee Street also known as 3223 Bisbee Street.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

NO EXCEPTIONS

, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$12,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☒ part of the (indicate which) consideration. (The sentence between the symbols [Ⓢ], if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on _____; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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, 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.

Garry D. Hammock

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on _____,

by _____

This instrument was acknowledged before me on 13th November 2006.

by Tasha N. Nanni

as Garry, Don Hammock

of _____

Tasha N. Nanni

Notary Public for Oregon

My commission expires

Aug 13, 2010

