

AFTER RECORDING, RETURN TO:  
William M. Ganong  
Attorney at Law  
514 Walnut Avenue  
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:  
Barbara J. Hammerich, Trustee  
18419 West Langell Valley Road  
Bonanza OR 97623

**2008-000922**  
Klamath County, Oregon



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01/23/2008 09:11:09 AM

Fee: \$26.00

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## BARGAIN AND SALE DEED

Barbara J. Hammerich, also known as Barbara Hammerich, Grantor, conveys unto Barbara J. Hammerich, Trustee of the Barbara J. Hammerich Revocable Trust, uda December 4, 2000, Grantee, the real property located in Klamath County, Oregon, which is more particularly described as follows:

### PARCEL NO. 1:

Lot 1, S $\frac{1}{2}$ NE $\frac{1}{4}$ , the North 678 feet of the N $\frac{1}{2}$ SE $\frac{1}{4}$  and the portions of Lots 2 and 3 lying Southeasterly of the Langell Valley Irrigation District Canal in Section 1, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

and covenant that grantor is the owner of the above-described property free of all encumbrances, except reservations, restrictions, easements, and rights-of-way of record and those apparent upon the land; rights of the public in and to any portion of the herein described property lying within the limits of any road and/or highway; assessment roll and the tax roll disclose that the within described premises were specially assessed as farm use; if the land becomes disqualified for the special assessment under the statutes, an additional tax may be levied for the last five or lesser number of years in which the land was subject to the special land use assessment; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

Klamath County Assessor's Parcel No. 4113-00000-00100-000  
Property ID Number R634781

### PARCEL NO. 2:

The Southeast quarter of Section 36, Township 40 South, Range 13 E., W.M., SAVING AND EXCEPTING THEREFROM, that portion thereof conveyed to Klamath County by Deed recorded October 3, 1952, Volume 256, page 131, and recorded November 18, 1957, Volume 295-514, and Volume 395-519, records of Klamath County, Oregon.

Klamath County Assessor's Parcel No. 4013-00000-10500-000  
Property ID Number R630446

PARCEL NO. 3:

The E½SE¼ of Section 35, Township 40 South, Range 13 East of the Willamette Meridian, EXCEPT the portion lying within the right of way of the County Road.

SUBJECT TO:

1. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied; in addition thereto a penalty may be levied if notice of disqualification is not timely given.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Langel Valley Irrigation District.
4. Except reservations, restrictions, rights-of-way, easements of record and those apparent upon the land.

Klamath County Assessor's Parcel No. R-4013-00000-10000-000  
Property ID Number R630393

The true and actual consideration paid for this transfer is estate planning.

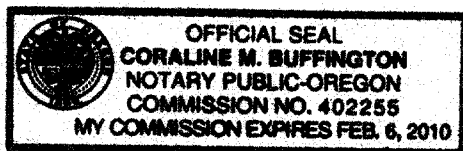
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 22<sup>nd</sup> day of May, 2007.

Barbara J. Hammerich  
Barbara J. Hammerich

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on May 22, 2007 by Barbara J. Hammerich, who is also known as Barbara Hammerich.



Coraline M. Buffington  
Notary Public for Oregon  
My Commission Expires: 2.6.10