

2008-002598

Klamath County, Oregon



THIS SPACE



02/29/2008 03:02:44 PM

Fee: \$31.00

After recording return to:  
Tory Orella and Nanci Orella  
3249 E Langell Valley Road  
Bonanza, OR 97623

Until a change is requested all tax statements  
shall be sent to the following address:  
Tory Orella and Nanci Orella  
3249 E Langell Valley Road  
Bonanza, OR 97623

File No.: 7021-1191607 (ALF)  
Date: February 28, 2008

### STATUTORY WARRANTY DEED

**Will Hammerich**, Grantor, conveys and warrants to **Tory Orella and Nanci Orella, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein: *nd no*

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**Subject to:**

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.
2. An existing Deed of Trust with **Security Bank which is now Umpqua Bank** recorded **June 25, 2001** under Recording No. **Volume M01, Page 30570**, 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.
3. An existing Deed of Trust with **Donald M Nelson** recorded **August 3, 2005** under Recording No. **Volume M05, Page 60756**, 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.

The true consideration for this conveyance is **\$285,000.00**. (Here comply with requirements of ORS 93.030)

F31-

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 29 day of Feb, 2008

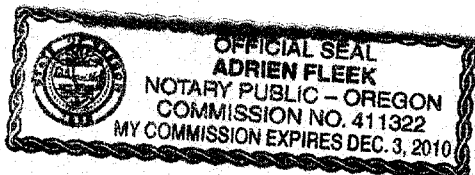
Will Hammerich  
Will Hammerich

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 29 day of Feb, 2008  
by **Will Hammerich**.

Adrien Fleek

Notary Public for Oregon  
My commission expires: 12-3-10



**EXHIBIT A**

**LEGAL DESCRIPTION:**

TRACT 6, RIVERSIDE TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

ALSO THAT PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 11, TOWNSHIP 39 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, LYING NORTH OF THE BONANZA-LANGELL VALLEY ROAD, EXCEPT THAT PORTION CONVEYED TO STEVE AND MAY JOSSE BY WARRANTY DEED RECORDED AUGUST 30, 1977 IN VOLUME M77 PAGE 15994, RECORDS OF KLAMATH COUNTY, OREGON.

ALSO EXCEPTING THEREFROM A PORTION OF THE SW 1/4 SW 1/4 OF SECTION 11, TOWNSHIP 39 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF BONANZA-LORELLA COUNTY ROAD WHICH IS 742 FEET EAST ALONG THE SAID LINE FROM THE WEST LINE OF THE SW 1/4 SW 1/4 OF SECTION 11, TOWNSHIP 39 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN; THENCE CONTINUING EAST ALONG SAID LINE A DISTANCE OF 448 FEET; THENCE SOUTH 140 FEET; THENCE WEST 448 FEET, MORE OR LESS, TO A POINT DUE SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 140 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

NOTE: THIS LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 1, 2008.