

2008-005748

Klamath County, Oregon



00044584200800057480040044



THIS SPACE

04/21/2008 03:14:48 PM

Fee: \$36.00

After recording return to:
Hammerich, Inc.
28989 Casebeer Road
Bonanza, OR 97623

Until a change is requested all tax statements
shall be sent to the following address:
Hammerich, Inc.
28989 Casebeer Road
Bonanza, OR 97623

File No.: 7021-1177478 (DMC)
Date: April 14, 2008

STATUTORY WARRANTY DEED

Sunnyfield Farms, Inc., Grantor, conveys and warrants to **Walt Hammerich and Nancy Hammerich as tenants by the entirety**, 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.

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.

The true consideration for this conveyance is **\$1,445,000.00**. (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 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 17 day of April, 2008.

Sunnyfield Farms, Inc.

John A. Volle
BY: JOHN A. VOLLE, PRESIDENT

Deborah A. Volle secretary
BY: DEBORAH A. VOLLE, SECRETARY

EXHIBIT A

LEGAL DESCRIPTION:

PARCEL 1:

PARCEL 1 OF LAND PARTITION 43-02, IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31; NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32 IN TOWNSHIP 38 RANGE 11; AND THE NORTHEAST QUARTER OF SECTION 6; NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 39, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

THIS LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.

*Unofficial
Copy*