

2008-007089

Klamath County, Oregon



00046136200800070890020025

05/13/2008 02:52:39 PM

Fee: \$26.00

After Recording Return to:

WILMER E. HAMMERICH JR. and KIMBERLY D. HAMMERICH

18425 W. Langel Valley Rd
Bonanza OR 97623

Until a change is requested all tax statements

Shall be sent to the following address:

*and Kimberly D. Hammerich

WILMER E. HAMMERICH JR. and KIMBERLY D. HAMMERICH

Same as above

ATE = 65776-PC

WARRANTY DEED

(INDIVIDUAL)

PETER V. JOHNSON, TRUSTEE OF THE ALICE JOHNSON REVOCABLE LIVING TRUST, UNDER AGREEMENT DATED MAY 1, 2001, herein called grantor, convey(s) to WILMER E. HAMMERICH JR. and KIMBERLY D. HAMMERICH, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$177,000.00.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2,3 AND 5 TO 22 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 SECTIONS 2,3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated May 12, 2008.

ALICE JOHNSON REVOCABLE LIVING TRUST

Peter V. Johnson Trustee
BY: PETER V. JOHNSON, TRUSTEE

STATE OF OREGON, County of KLAMATH) ss.

On MAY 12th, 2008 personally appeared the above named PETER V. JOHNSON as Trustee of the ALICE JOHNSON REVOCABLE LIVING TRUST and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00065776

Before me:

Notary Public for Oregon

My commission expires:

Pamela J. Callen
02-19-2011

Official Seal

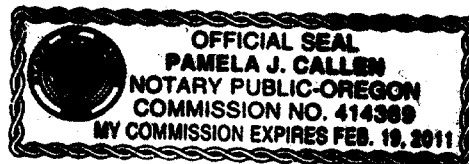


Exhibit A

The N 1/2 of the SW 1/4 of Section 36, Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

SAVING & EXCEPTING THEREFROM commencing at the Northwest corner of the SW 1/4 of Section 36; thence South 163 feet; thence East 534.48 feet; thence North 163 feet; thence West along the existing fence 534.48 feet to the point of beginning, all in Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

ALSO SAVING & EXCEPTING that portion conveyed to The United States of America by deed recorded March 29, 1952 in Book 253 at Page 670, Deed Records of Klamath County, Oregon.

CODE 028 MAP 4013-00000 TL 10300 KEY #630428