

2009-000641

Klamath County, Oregon



00058958200900006410030036

01/20/2009 03:05:23 PM

Fee: \$31.00



THIS SPA

After recording return to:
Will Hammerich

Until a change is requested all tax statements
shall be sent to the following address:
Same As Above

File No.: 7021-1317791 (ALF)

Date: January 13, 2009

STATUTORY WARRANTY DEED

Dennis R. Hynes, Trustee for J and J Family Trust, Grantor, conveys and warrants to **Will Hammerich**, 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 **\$fulfill contract of sale**. (Here comply with requirements of ORS 93.030)

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APN: R96951

Statutory Warranty Deed
- continued

File No.: 7021-1317791 (ALF)
Date: 01/13/2009

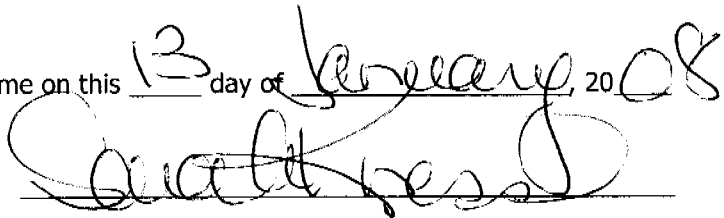
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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 13 day of January, 2008


Dennis R. Hynes, Trustee

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 13 day of January, 2008
by **Dennis R. Hynes, Trustee.**





Notary Public for Oregon
My commission expires: 10/16/2010

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 40 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST BOUNDARY OF SAID SECTION 7, SAID POINT BEING SOUTH 00° 12' 30" EAST, A DISTANCE OF 1474.00 FEET FROM THE 5/8 INCH IRON PIN MARKING THE NORTHWEST CORNER OF SAID SECTION 7; THENCE SOUTH 89° 54' 30" EAST, PARALLEL WITH THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 26.70 FEET TO A 5/8 INCH IRON PIN ON THE EASTERLY BOUNDARY OF THE KLAMATH FALLS-MALIN HIGHWAY; THENCE CONTINUING SOUTH 89° 54' 30" EAST A DISTANCE OF 957.88 FEET TO A 5/8 INCH IRON PIN; THENCE CONTINUING SOUTH 89° 54' 30" EAST A DISTANCE OF 5.50 FEET TO THE CENTERLINE OF AN EXISTING IRRIGATION DITCH; THENCE SOUTH 16° 07' 41" WEST ALONG THE CENTERLINE OF SAID DITCH A DISTANCE OF 425.04 FEET; THENCE NORTH 89° 54' 30" WEST A DISTANCE OF 5.50 FEET TO A 5/8 INCH IRON PIN; THENCE CONTINUING NORTH 89° 54' 30" WEST A DISTANCE OF 838.42 FEET TO A 5/8 INCH IRON PIN ON THE EASTERLY BOUNDARY OF KLAMATH FALLS-MALIN HIGHWAY; THENCE CONTINUING NORTH 89° 54' 30" WEST A DISTANCE OF 26.60 FEET TO THE WEST LINE OF SAID SECTION 7; THENCE NORTH 00° 12' 30" WEST ALONG THE WEST LINE OF SAID SECTION 7 A DISTANCE OF 408.50 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DEEDED TO THE STATE OF OREGON BY AND THROUGH ITS STATE HIGHWAY COMMISSION IN VOLUME 232, PAGE 421, DEED RECORDS OF KLAMATH COUNTY. OREGON.

NOTE: This legal description was created prior to January 1, 2008.