

UTC 87158-KR



THIS SPA

2010-002770
Klamath County, Oregon



03/01/2010 03:17:26 PM

Fee: \$37.00

After recording return to:

Dennis R. Hynes
3939 South Sixth Street, #301
Klamath Falls, OR 97603

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

Dennis R. Hynes
3939 South Sixth Street, #301
Klamath Falls, OR 97603

Escrow No. MT87158-KR
Title No. 0087158
SWD r.012910

STATUTORY WARRANTY DEED

William J. Hammerich, Grantor(s) hereby convey and warrant to **Dennis R. Hynes**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Those portions of the SE1/4 NW1/4, SW1/4 NE1/4 and the NW1/4 SE1/4 of Section 6, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, lying Southerly of the center thread of Whitehorse Creek. EXCEPTING any portion lying within Yonna Drive and Ritter Road.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$272,260.00**.

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, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 1st day of March, 2010.

William J. Hammerich

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 1, 2010 by William J. Hammerich.



(Notary Public for Oregon)

My commission expires 11/16/2011

37amt