

2011-004807

Klamath County, Oregon

AFTER RECORDING RETURN TO:

Ratliff & Ratliff, P.C.  
620 Main Street  
Klamath Falls OR 97601



00100439201100048070010010

04/14/2011 03:40:53 PM

Fee: \$37.00

GRANTOR'S NAME AND ADDRESS:

Louveta M. Hammersley  
10426 Simpson Canyon Road  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:

Dwayne C. Hammersley and Brenda Hammersley  
10428 Simpson Canyon Road  
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Dwayne C. Hammersley and Brenda Hammersley  
10428 Simpson Canyon Road  
Klamath Falls, OR 97603

**BARGAIN AND SALE DEED**

LOUVETA M. HAMMERSLEY, hereinafter referred to as grantor, conveys to DWAYNE C. HAMMERSLEY and BRENDA HAMMERSLEY, husband and wife, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lots 12 and 17, PLUM VALLEY II, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$0.00**.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 14<sup>th</sup> day of April, 2011; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

**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 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.**

Louveta M. Hammersley

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 14<sup>th</sup> day of April, 2011, by Louveta M. Hammersley.



NOTARY PUBLIC FOR OREGON  
My Commission expires: June 7, 2013