

WTC 94715



THIS SPAC

2012-009286

Klamath County, Oregon



00123132201200092860030037

08/22/2012 11:26:07 AM

Fee: \$47.00

After recording return to:

Michelle Wait

1115 Madison Street NE #126

Salem, OR 97301

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

Michelle Wait

1115 Madison Street NE #126

Salem, OR 97301

Escrow No. AS0798754

Title No. 0798754

SWD r.020212

### STATUTORY WARRANTY DEED

**John M. Hammers and Brenda J. Hammers, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

**Michelle Wait,**

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:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**R319756**

The true and actual consideration for this conveyance is **\$37,000.00**.

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:

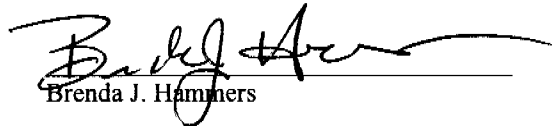
**2012-2013 Real Property Taxes a lien not yet due and payable.**

4Amd

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

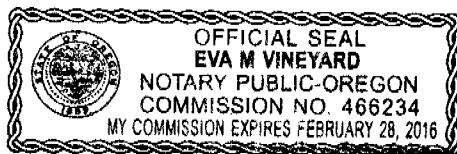
Dated this 17<sup>th</sup> day of August, 2012

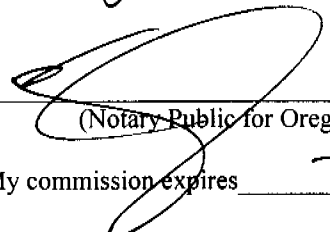
  
John M. Hammers

  
Brenda J. Hammers

State of Oregon  
County of JACKSON

This instrument was acknowledged before me on August 17<sup>th</sup>, 2012 by John M. Hammers and Brenda J. Hammers.



  
(Notary Public for Oregon)

My commission expires

01/28/16

Lot 9 in Block 7, MOUNTAIN LAKE HOMESITES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.