



THIS SPACE RESERVED FOR RECORDER'S USE

2012-012671
Klamath County, Oregon
11/14/2012 01:55:19 PM
Fee: \$42.00

After recording return to:

RODNEY Z. JAMES

P. O. Box 730

SANDY, OR 97055

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

RODNEY Z. JAMES

P. O. Box 730

SANDY, OR 97055

Escrow No. MT95674-DS

Title No. 0095674

SWD r.020212

STATUTORY WARRANTY DEED

LARRY F. HAMMONS and LINDA M. HAMMONS, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

RODNEY Z. JAMES and SHARON J. JAMES, as tenants by the entirety,

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:

S1/2 NW1/4 NW1/4, Section 26, Township 37 South, Range 15 East, Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$7,500.00**.

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:

42 AMT

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 8 day of November, 2012

Larry F. Hammons
LARRY F. HAMMONS

Linda M. Hammons
LINDA M. HAMMONS

STATE OF CALIFORNIA

COUNTY OF Solano ss.

On 11-8, 2012 before me, Paul Wilbert Senior Notary Public, personally appeared LARRY F. HAMMONS and LINDA M. HAMMONS personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Paul Wilbert Senior

