

1st 2367200-LW



After recording return to:
Howard Andrew Hamel
18598 Hwy 140 E
Dairy, OR 97625

Until a change is requested all tax
statements shall be sent to the
following address:
Howard Andrew Hamel
18598 Hwy 140 E
Dairy, OR 97625

File No.: 7021-2367200 (LW)
Date: January 16, 2015

2015-001442
Klamath County, Oregon
02/18/2015 12:24:58 PM
Fee: \$72.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Ray W Hamel and Ruthmarie Hamel husband and wife and Five H Ranch Inc., Grantor, conveys and warrants to **Howard Andrew Hamel**, 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.

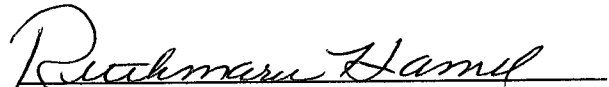
The true consideration for this conveyance is **\$500,000.00, this includes personal property.** (Here comply with requirements of ORS 93.030)

F.
77.00

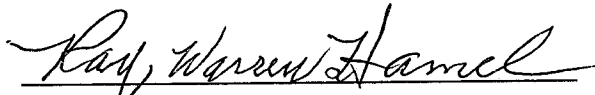
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

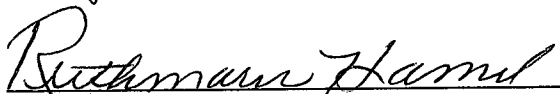
Dated this 16 day of January, 2015.


Ray W Hamel


Ruthmarie Hamel

Five H Ranch Inc., an Oregon corporation


By: Ray Warren Hamel, member


By: Ruthmarie Hamel, member

By: Carrie Annette Hamel, member

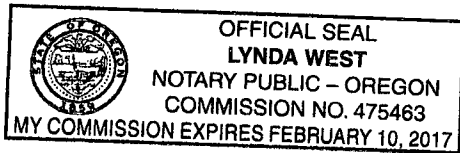
APN: R616006

Statutory Warranty Deed
- continued

File No.: 7021-2367200 (LW)

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 16 day of JANUARY, 2015
by **Ray W Hamel and Ruthmarie Hamel and Five H Ranch Inc..**



Lynda West
Notary Public for Oregon

My commission expires: 2-10-17

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 10 day of February, 2015.

Ray W Hamel

Ruthmarie Hamel

Five H Ranch Inc., an Oregon corporation

By: Ray Warren Hamel, member

By: Ruthmarie Hamel, member



By: Carrie Annette Hamel, member

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Yolo)

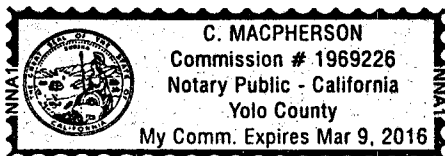
On February 10, 2015 before me, C MacPherson Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Carrie Annette Hamel
Name(s) of Signer(s)

who 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 he ~~she~~ ~~they~~ executed the same in his ~~her~~ ~~their~~ authorized capacity(ies), and that by his ~~her~~ ~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature C MacPherson
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Statutory Deed Document Date: 1/16/2015
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

- ☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

EXHIBIT A

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

Parcel 1:

All of Section 5 in Township 39 South, Range 11 1/2 East of the Willamette Meridian, EXCEPT Government Lot 1 and that portion of Government Lots 2 and 3 deeded to Interstate Production Credit Association, recorded July 6, 1987 in Volume M87 Page 11716, records of Klamath County, Oregon.

Parcel 2:

The N 1/2 NE 1/4, NE 1/4 NW 1/4 of Section 8, Township 39 South, Range 11 1/2 East of the Willamette Meridian.

Parcel 3:

A piece or parcel of land situate in Lot 1, Section 6, Township 39 South, Range 11 1/2 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point 30.3 feet West of the Southeast corner of said Lot 1, in the Westerly road right of way fence of the County Road running Northerly along the Easterly boundary of said Lot 1; thence North 0°09 1/2' East along said County Road right of way 866.9 feet; thence South 46°44 1/2' West 295.3 feet; thence South 29°10' West 759.6 feet to the South boundary of said Lot 1; thence Easterly along said Southerly boundary of Lot 1, South 89°50 1/2' East 583.3 feet, more or less, to the point of beginning.

Parcel 4:

A parcel of land situate in Lots 2 and 3, Section 6, Township 39 South, Range 11 1/2 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Southwest corner of said Lot 3; thence South 89°50 1/2' East 1831.5 feet along the Southerly boundaries of said Lots 2 and 3 to a point in the Southerly boundary of said Lot 2; thence North 60°10' West 959.2 feet; thence North 75°31' West 1031.2 feet to a point in the Westerly boundary of said Lot 3; thence along the Westerly boundary of said Lot 3 South 0°08' West 730.0 feet, more or less, to the point of beginning.

Parcel 5:

Government Lot 4 of Section 6, Township 39 South, Range 11 1/2 East of the Willamette Meridian,

EXCEPTING THEREFROM the following described parcel:

A piece or parcel of land situate in Lot 4, Section 6, Township 39 South, Range 11 1/2 East of the Willamette Meridian, and more particularly described as follows: Beginning at the Northwestern corner of said Lot 4: thence along the Northerly boundary of said Lot 4 South 89°50 1/2' East 540.4 feet to the Northeasterly corner of said Lot 4; thence South 0°08' West 511.0 feet; thence North 57°25' West 651.0 feet to the Westerly boundary of said Lot 4; thence North 0°97' East 161.9 feet, more or less, to the point of beginning.

Parcel 6:

The S 1/2 NE 1/4 of Section 6, Township 39 South, Range 11 1/2 East of the Willamette Meridian.

EXCEPTING THEREFROM the following described parcel:

A piece or parcel of land situate in the S 1/2 NE 1/4 of Section 6, Township 39 South, Range 11 1/2 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point North 89°50 1/2' West 613.6 feet from the Northeast corner of SE 1/4 NE 1/4 of said Section 6; thence South 29°10' West 269.4 feet; thence South 85°39 1/2' West 606.2 feet; thence North 86°05' West 569.7 feet; thence North 29°38' West 278.9 feet; thence North 60°10' West 8.4 feet to a point on the Northerly boundary of the S 1/2 NE 1/4 of said Section 6; thence South 89°50 1/2' East 1449.4 feet, more or less, to the point of beginning.

Parcel 7:

Government Lot 5, SW 1/4 NW 1/4, E 1/2 SW 1/4, SE 1/4 of Section 6, Township 39 South, Range 11 1/2 East of the Willamette Meridian.

Parcel 8:

The SE 1/4 of Section 32, Township 38 South, Range 11 1/2 East of the Willamette Meridian.

EXCEPTING THEREFROM that portion of the SE 1/4 of Section 32, Township 38 South, Range 11 1/2 East of the Willamette Meridian which was deeded to Interstate Production Credit Association, Recorded July 6, 1987 in Volume M87 Page 11716, records of Klamath County, Oregon

Parcel 9:

The SW of Section 32, Township 38 South, Range 11 1/2 East of the Willamette Meridian.

EXCEPTING THEREFROM that portion of the SW /14 of Section 32, Township 38 South, Range 11 1/2 East of the Willamette Meridian which was deeded to Interstate Production Credit Association, Recorded July 6, 1987 in Volume M87 Page 11716, records of Klamath County, Oregon.

ALL OF THE ABOVE DESCRIBED LAND IS ALSO KNOWN AS PARCEL 2 OF MINOR PARTITION 2-89, LOCATED IN PORTIONS OF SECTIONS 32 & 33 TOWNSHIP 38 SOUTH RANGE 11 1/2 EAST OF THE WILLAMETTE MERIDIAN AND PORTIONS OF SECTIONS 5, 6 AND 8 TOWNSHIP 39 SOUTH RANGE 11 1/2 EAST OF THE WILLAMETTE MERIDIAN.