

1st 2288801- ALF



After recording return to:  
Will Hammerich  
3249 E Langell Valley Rd  
Bonanza, OR 97623

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Will Hammerich  
3249 E Langell Valley Rd  
Bonanza, OR 97623

File No.: 7021-2288801 (ALF)  
Date: July 17, 2014

2015-001696  
Klamath County, Oregon  
02/25/2015 01:26:55 PM  
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY BARGAIN AND SALE DEED

**Tory Orella and Nanci Orella, husband and wife**, Grantor, conveys to **Will Hammerich**, Grantee, the following described real property:

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

**Tract 6, Riverside Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**ALSO that portion of the SW 1/4 of the SW 1/4 of Section 11, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, lying North of the Bonanza-Langell Valley Road, EXCEPT that portion conveyed to Steve and May Josse by Warranty Deed recorded August 30, 1977 in Volume M77 page 15994, records of Klamath County, Oregon.**

**ALSO EXCEPTING therefrom a portion of the SW 1/4 SW 1/4 of Section 11, Township 39 South, Range 11 East of the Willamette Meridian, described as follows:**

**Beginning at a point on the South line of Bonanza-Lorella County Road which is 742 feet East along the said line from the West line of the SW 1/4 SW 1/4 of Section 11, Township 39 South, Range 11 East of the Willamette Meridian; thence continuing East along said line a distance of 448 feet; thence South 140 feet; thence West 448 feet, more or less, to a point due South of the point of beginning; thence North 140 feet, more or less, to the point of beginning.**

*Consideration \$ to release property*

*F.  
52.00*

APN: R604199

Bargain and Sale Deed  
- continued

File No.: 7021-2288801 (ALF)  
Date: 07/17/2014

The true consideration for this conveyance is **\$to release property.** (Here comply with requirements of ORS 93.030)

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.

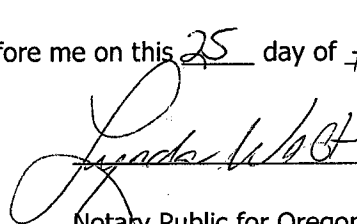
Dated this 25 day of February, 2015.

  
Tory Orella

  
Nanci Orella

STATE OF Oregon )  
                                  )ss.  
County of Klamath )

This instrument was acknowledged before me on this 25 day of February, 2015  
by **Tory Orella and Nanci Orella.**

  
Notary Public for Oregon  
My commission expires: 2-10-17

