

182464986-ALF



After recording return to:
Bonnie L Wheeler
52750 HWY 332
Milton-Freewater, OR 97862

Until a change is requested all tax
statements shall be sent to the
following address:
Bonnie L Wheeler
52750 HWY 332
Milton-Freewater, OR 97862

File No.: 7021-2464986 (ALF)
Date: June 08, 2015

2015-006489

Klamath County, Oregon

06/19/2015 12:53:39 PM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

William Fredrick Hamm, Jr. and Diane L Hamm, Grantor, conveys and warrants to **Bonnie L Wheeler**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

Lots 8 and 9 in Block 33 of the First Addition to Klamath Forest Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$9,000.00**. (Here comply with requirements of ORS 93.030)

F.
52.00

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 18 day of June, 2015.

William Fredrick Hamm Jr.

William Fredrick Hamm Jr.

Diane L Hamm

Diane L Hamm

STATE OF

County of

LINDA G PRICE
NOTARY PUBLIC-STATE OF ARKANSAS
POLK COUNTY
My Commission Expires 5-25-2022
Commission # 12388285

LINDA G PRICE
NOTARY PUBLIC-STATE OF ARKANSAS
POLK COUNTY
My Commission Expires 5-25-2022
Commission # 12388279

This instrument was acknowledged before me on this 18 day of June, 2015
by **William Fredrick Hamm, Jr. and Diane L Hamm.**

Linda G Price
Notary Public for Ark AR
My commission expires: 5/25/2022