

2015-011678

Klamath County, Oregon



00177713201500116780020024

10/26/2015 09:20:35 AM

Fee: \$47.00

AFTER RECORDING, RETURN TO AND
SEND TAX STATEMENTS TO:

Wilmer E. Hammerich Jr., Trustee
18425 West Langell Valley Road
Bonanza OR 97623

STATUTORY BARGAIN AND SALE DEED

V.H. Ranch Properties, L.P., an Oregon Limited Partnership, Grantor, conveys to Wilmer E. Hammerich Jr., Trustee of the Wilmer E. Hammerich Trust, UDA December 4, 2000, as to an undivided 50 percent interest, and to Wilmer E. Hammerich Jr., Trustee of the Barbara J. Hammerich Trust, UDA December 4, 2000, as to the remaining 50 percent interest, Grantees, that certain real property in Klamath County, Oregon, more particularly described as:

S $\frac{1}{2}$ of Section 25; N $\frac{1}{2}$ of Section 36; S $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 26;
N $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 35; and a tract in the Northwest corner of the
NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 36, more particularly described as follows:
Commencing at the Northwest corner of the SW $\frac{1}{4}$ of Section 36;
thence South 163 feet; thence East 534.48 feet; thence North 163
feet; thence West along the existing fence 534.48 feet to the point of
beginning, all in Township 40 South, Range 13 East of the
Willamette Meridian; EXCEPTING that portion conveyed to the
United States of America by deed recorded March 29, 1952, in
Volume 253 at page 670, Deed Records of Klamath County,
Oregon.

Klamath County Assessor's Account Nos. R-4013-00000-07400-000;
R-4013-00000-09300-000; R-4013-00000-10200-000; and R-4013-02600-00800-000

This Deed is made in liquidation of the partnership and no consideration stated in dollars has been paid.

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

Dated this 21 day of October 2015.

V.H. Ranch Properties, L.P.
by V. H. Ranch Properties Management,
Inc., General Partner:

By: Wilmer E. Hammerich Jr.
Wilmer E. Hammerich Jr., President

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on October 21, 2015 by Wilmer E. Hammerich Jr., in his capacity as President of V.H. Ranch Properties Management, Inc., General Partner of V.H. Ranch Properties, L.P.

Wendy Lynn Young
Notary Public for Oregon
My Commission Expires: 7.9.19

