



2015-011859
Klamath County, Oregon
10/29/2015 03:07:29 PM
Fee: \$57.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Wilmer E. Hammerich Jr. and Kimberly D. Hammerich
18425 W Langell Valley Road
Bonanza, OR 97623

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

Wilmer E. Hammerich Jr. and Kimberly D. Hammerich
18425 W Langell Valley Road
Bonanza, OR 97623
File No. 63058AM

STATUTORY WARRANTY DEED

**Wilmer E. Hammerich Jr., Trustee of the Barbara J. Hammerich Revocable Living Trust
UDA December 4, 2000 as to an undivided .365 interest, as to Parcels 1, 2 and 3**

**Wilmer E. Hammerich, Jr., Trustee of the Wilmer E. Hammerich Trust, UDA December 4, 2000
as to an undivided 50% interest
and**

**Wilmer E. Hammerich, Jr., Trustee of the Barbara J. Hammerich Trust, UTD December 4, 2000,
as to an undivided 50% interest, as to Parcel 4,**

Grantor(s), hereby convey and warrant to

Wilmer E. Hammerich Jr. and Kimberly D. Hammerich, 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:

The true and actual consideration for this conveyance is **\$1,250,000.00**.

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:

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 28 day of October, 2015

Wilmer E. Hammerich, Jr., Successor Trustee of the Barbara J. Hammerich Revocable Living Trust UDA December 4, 2000

By: Wilmer E. Hammerich, Jr.
Wilmer E. Hammerich, Jr., Successor Trustee

Wilmer E. Hammerich Jr., Trustee of the Wilmer E. Hammerich Trust, UDA December 4, 2000

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

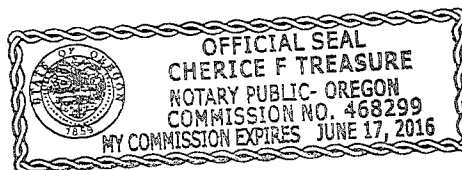
Wilmer E. Hammerich, Jr., Successor Trustee of the Barbara J. Hammerich Trust UDA December 4, 2000

By: Wilmer E. Hammerich Jr.
Wilmer E. Hammerich Jr., Successor Trustee

State of Oregon } ss
County of Klamath }

On this 28 day of October, 2015, before me, Cherice F. Treasure a Notary Public in and for said state, personally appeared Wilmer E. Hammerich, Jr., Successor Trustee of the Barbara J. Hammerich Revocable Living Trust UDA December 4, 2000, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Cherice F. Treasure
Notary Public for the State of Oregon
Residing at: Klamath County 6/17/2016
Commission Expires: 6/17/2016



State of Oregon } ss
County of Klamath }

On this 28 day of October, 2015, before me, Cherice F. Treasure a Notary Public in and for said state, personally appeared Wilmer E. Hammerich Jr., Trustee of the Wilmer E. Hammerich Trust, UDA December 4, 2000, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
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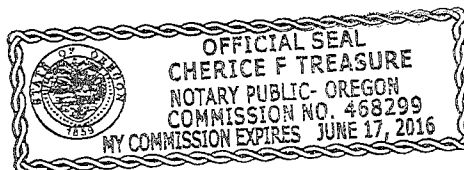


Exhibit "A"

Parcel No. 1:

Lot 1, S1/2NE1/4, the North 678 feet of the N1/2SE1/4 and the portions of Lots 2 and 3 lying Southeasterly of the Langell Valley Irrigation District Canal in Section 1, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

Parcel No. 2:

The Southeast quarter of Section 36, Township 40 South, Range 13 East of the Willamette Meridian, SAVING AND EXCEPTING THEREFROM, that portion conveyed to Klamath County by Deed recorded October 3, 1952 in Volume 256, page 131 and recorded November 18, 1957 in Volume 295-514 and Volume 395-519, records of Klamath County, Oregon.

Parcel No. 3:

The E1/2SE1/4 of Section 35, Township 40 South, Range 13 East of the Willamette Meridian, EXCEPT the portion lying within the right of way of the County Road.

Parcel No. 4:

S1/2 of Section 25; N1/2 of Section 36; S1/2SE1/4 of Section 26; N1/2NE1/4 of Section 35; and a tract in the Northwest corner of the NW1/4SW1/4 of Section 36, more particularly described as follows: Commencing at the Northwest corner of the SW1/4 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.