



THIS SPACE RESERVED FOR

2017-012190
Klamath County, Oregon
10/24/2017 11:11:10 AM
Fee: \$47.00

After recording return to:

Gregory E. Hamand and Lyssa C. Hamand

PO Box 682

Keno, OR 97627

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

Gregory E. Hamand and Lyssa C. Hamand

PO Box 682

Keno, OR 97627

File No. 189030AM

STATUTORY WARRANTY DEED

Kenneth S. Ronningen, Jr.,

Grantor(s), hereby convey and warrant to

Gregory E. Hamand and Lyssa C. Hamand, 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:

A tract of land in the SE1/4 SE1/4 of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

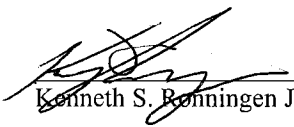
Beginning at a point 447.4 feet North and 557.4 feet West of the Southeast corner of Section 36 in Township 39 South, Range 7 East of the Willamette Meridian; thence continuing North 208.7 feet; thence West 208.7 feet; thence South 208.7 feet; thence East 208.7 feet to the point of beginning. SAVING AND EXCEPTING therefrom the Easterly 5 feet conveyed to Klamath County by Deed recorded July 21, 1975 in Volume M75, page 8220, Microfilm Records of Klamath County, Oregon.

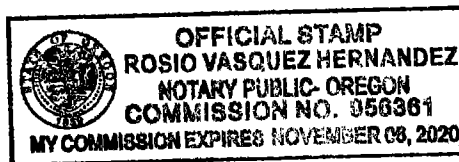
The true and actual consideration for this conveyance is **\$180,000.00**.

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 19 day of October, 2017.

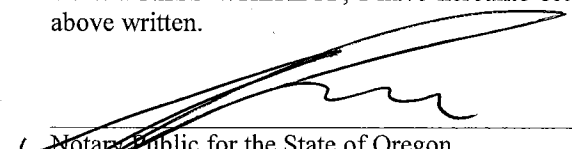

Kenneth S. Ronningen Jr.



State of Oregon } ss
County of Klamath }

On this 19 day of October, 2017, before me, Rosio V. Hernandez a Notary Public in and for said state, personally appeared Kenneth S. Ronningen Jr., 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.


Notary Public for the State of Oregon

Residing at: Klamath Falls OR

Commission Expires: Nov 08, 2020