



11/01/2017 09:23:12 AM

Fee: \$47.00

Returned at Courthouse

After recording, return to:
Brandsness, Brandsness & Rudd, P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:
Linda Lee Hammerich
15666 E. Langell Valley Road
Bonanza, OR 97623

Grantor:
Karen Ann Seeley
1233 Valley View
Medford, OR 97504

Grantee:
Linda Lee Hammerich
15666 E. Langell Valley Road
Bonanza, OR 97623

-STATUTORY WARRANTY DEED-

The Grantor, Karen Ann Seeley, hereby conveys and warrants to Linda Lee Hammerich, Grantee, her undivided one-half interest in the following described real property in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth herein:

See Exhibit A, attached hereto and incorporated by this reference.

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:

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

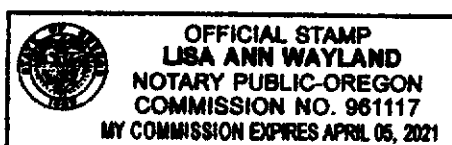
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009, AND SECTIONS 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.

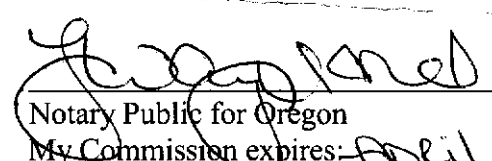
DATED this 20 day of October, 2017.


Karen Ann Seeley, Grantor

STATE OF OREGON)) ss.
County of Jackson)

Personally appeared before me this 20th day of October, 2017 the above-named Karen Ann Seeley, Grantor, and acknowledged the foregoing instrument to be her voluntary act and deed.
Before me:




Notary Public for Oregon

My Commission expires: April 5, 21

EXHIBIT A
Legal Description

The following real property situate in Klamath County, State of Oregon, to-wit:

East $\frac{1}{2}$ Northwest $\frac{1}{4}$; West $\frac{1}{2}$ Northeast $\frac{1}{4}$; and that portion of Southeast $\frac{1}{4}$ Northeast $\frac{1}{4}$ lying West of Lost River, all in Section 10, Township 40 South, Range 13 EWM, EXCEPT a portion of said Southeast $\frac{1}{4}$ Northeast $\frac{1}{4}$ described in Vol. 90, page 45 of Deed Records, to-wit: Beginning at a point which lies 30 feet North and 620.8 Feet West of the quarter corner common to Sections 10 and 11, Township 40 South, Range 13 EWM; thence North $19^{\circ}56'$ West a distance of 151 feet, more or less; thence North $42^{\circ}12'$ West a distance of 343 feet, more or less; thence South a distance of 395 feet, more or less; East a distance of 284 feet, more or less, to the point of beginning, together with the tenements, hereditaments, rights, privileges, and appurtenances, and all ditches or other conduits, and water rights, now or hereafter belonging to or used in connection with the immediately preceding described real property.