

2022-006363

Klamath County, Oregon



00300542202200063630030033

THIS SPAC

05/19/2022 11:13:47 AM

Fee: \$92.00

After recording return to:

Walter P + Nancy L. Hammerich
28989 Casebeer Rd
Bonanza OR 97623

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

Walter P + Nancy L. Hammerich
28989 Casebeer Rd
Bonanza OR 97623

Date: 5-18-2022

STATUTORY BARGAIN AND SALE DEED

Katharine E. Hammerich, Grantor, conveys to

Walter P + Nancy L. Hammerich ^{husband & wife}, Grantee, the following described real property:

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

Exhibit A

The true consideration for this conveyance is \$ 1.00. (Here comply with requirements of ORS 93.030)

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 may, 20 22.

Bargain and Sale Deed
- continued

Katharine E Hammerich
Grantor:
Katharine E Hammerich
Grantor:

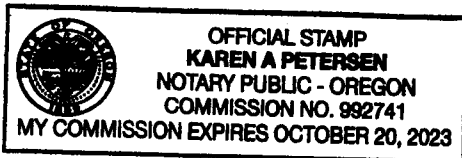
STATE OF

County of

This instrument was acknowledged before me on this 18 day of May, 2022
by Katharine E. Hammerich.

Karen A. Petersen

Notary Public for Oregon
My commission expires:



APN: **R881012**

Statutory Warranty Deed
- continued

File No.: **7021-794769 (DMC)**
Date: **04/18/2006**

EXHIBIT A

LEGAL DESCRIPTION:

A tract of land situated in the SE 1/4 SE 1/4 NE 1/4 of Section 9, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North line of that tract of land conveyed to Klamath County School District described in Volume M69 page 455, records of Klamath County, Oregon and the West line of Carroll Avenue from which the East 1/4 corner of said Section 9 bears South 14°46'22" East 117.30 feet; thence North 89°40'10" West along the North line of said tract of land, 122.44 feet; thence North 02°01'13" East along the fence line, 212.21 feet; thence South 74°39'31" East along the fence line 119.41 feet, to the West line of Carroll Avenue; thence South 00°03'44" West 181.19 feet to the point of beginning.