



2023-002647

Klamath County, Oregon

04/11/2023 03:32:02 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Robert Hammerich and Darci Hammerich

41429 Cheese Factory Rd.

Bonanza, OR 97623

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

Robert Hammerich and Darci Hammerich

41429 Cheese Factory Rd.

Bonanza, OR 97623

File No. 583166AM

STATUTORY WARRANTY DEED

Michael A. Freitas, Jr.,

Grantor(s), hereby convey and warrant to

Robert Hammerich and Darci Hammerich, with right of survivorship,

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 NE1/4 of the NE1/4 of Section 26, Township 37 South, Range 11 1/2 East of the Willamette Meridian, lying Northeasterly of Hildebrand Market Road (Bliss Road).

The true and actual consideration for this conveyance is \$261,000.00.

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 7th day of April 2023.




Michael A. Freitas Jr.

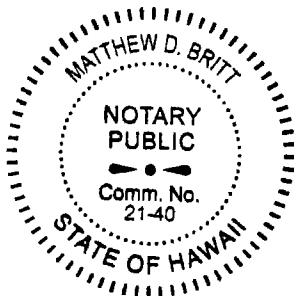
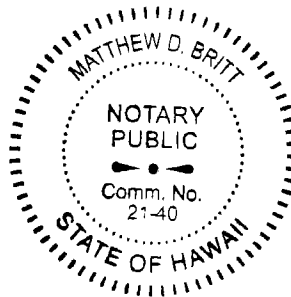
State of Hawaii } ss.
County of Mau }

On this 7th day of April, 2023, before me, Matthew D. Britt a Notary Public in and for said state, personally appeared Michael A. Freitas 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 Hawaii
Residing at: 1403 Kenu Place 96761
Commission Expires: My Commission Expires
April 18, 2025



Doc. Date: 4/7/23 # Pages: 2
Matthew D. Britt Second Circuit
Doc. Description
Statutory Warranty Deed
Matthew D. Britt 4/7/2023
Notary Signature Date

NOTARY CERTIFICATION
My Commission Expires
April 18, 2025