



THIS SPACE RESERVED FOR RECORDER'S USE

2025-009919

Klamath County, Oregon

11/05/2025 08:51:02 AM

Fee: \$97.00

After recording return to:

Garry D. Hammock, Trustee of the Hammock
Family Revocable Living Trust, dated October
27, 2022

3223 Bisbee St.

Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be

sent to the following address:

Garry D. Hammock, Trustee of the Hammock
Family Revocable Living Trust, dated October
27, 2022

3223 Bisbee St.

Klamath Falls, OR 97603

File No. 1033055

STATUTORY WARRANTY DEED

Dawn Perth, Grantor(s), hereby convey and warrant to

Garry D. Hammock, Trustee of the Hammock Family Revocable Living Trust, dated October 27, 2022,

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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$199,000.00.

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: 10-30-25

Dawn Perth
Dawn Perth

State of Oregon } ss
County of Clatsop }

On this 30th day of October, 2025, before me, Amanda Joy Moran, a Notary Public in and for said state, personally appeared Dawn Perth, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged that he/she/they executed the 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.

Amanda Joy Moran
Notary Public for the State of Oregon
Residing at: Brookings OR
Commission Expires: May 5, 2029

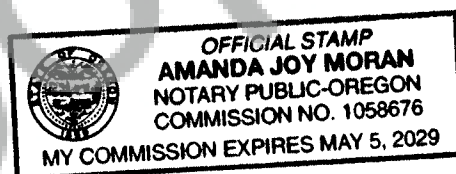


EXHIBIT 'A'

PARCEL 1:

Beginning at a point on the Westerly line of Edler Street, according to the plat of First Addition to Bly, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, at the Southeast corner of property described in Deed to H.W. McNeil, which deed is recorded in Book 92 of Deeds, page 459, records of Klamath County, Oregon; thence Northerly along the Westerly line of Edler Street 50 feet; thence Westerly at right angles to Edler Street, 100 feet; thence Southerly parallel with Edler Street 50 feet, more or less, to the Southwest corner of property described in said deed to H.W. McNeil; thence Easterly at right angles to Edler Street along the Southerly line of the McNeil property 100 feet, more or less, to the point of beginning, being a portion of Lot 2, Section 3, Township 37 South, Range 14 East of the Willamette Meridian.

PARCEL 2:

Lot 3 in Block 12 of First Addition to Bly, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 3:

Beginning at an iron pipe which is North 89°52' West 1608.35 feet and South 1°13' West 646.4 feet from the Northeast corner of Section 3, Township 37 South, Range 14 East of the Willamette Meridian, thence North 83°37' West 200.6 feet along the Northerly line of the school lot; thence North 1°13' East 52.7 feet; thence South 86°07' East 200 feet; thence South 1°13' West 61.5 feet to the point of beginning, being in the NE1/4 of Section 3, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.