

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That STEVEN R. THICKETT and BEVERLY ANN THICKETT, Husband and Wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DANIEL E. HOFFMAN and JOYCE ELAINE HOFFMAN, Husband and Wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 14 in Block 1, of TRACT NO. 1088, FERNDAL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Taxes for 1977-78, a lien but not yet due and payable.
2. A 25 foot building setback shown on dedicated plat.
3. A 30 foot drainage easement shown on dedicated plat.
4. A Utility easement shown on dedicated plat.
5. Reservations contained in plat dedication.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

EXCEPT THOSE AS SET FORTH ABOVE

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$36,100.00

(The sentence between the symbols (X), if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 11th day of August, 1977, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, )  
County of Klamath ) ss.  
August 11th, 1977

Personally appeared the above named Steven R. Thickett and Beverly Ann Thickett

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Rebecca Williams*  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 3-21-81

STATE OF OREGON, County of ) ss.  
Personally appeared )  
who, being duly sworn,

each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

SHASTA BRANCH - KLAMATH FIRST FEDERAL SAVINGS & LOAN ASSOCIATION

NAME, ADDRESS, ZIP

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

SHASTA BRANCH - KLAMATH FIRST FEDERAL SAVINGS & LOAN ASSOCIATION

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, ) ss.

County of Klamath  
I certify that the within instrument was received for record on the 12th day of AUGUST, 1977, at 11:12 o'clock A.M., and recorded in book 177 on page 14681 or as file/reel number 34005

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE  
Recording Officer  
By *Harry L. May* Deputy

Fee \$ 3.00