

42606

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM A. GREENE, SR., TRUSTEE OF THE GREENE INVESTMENT TRUST hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT D. HOFFINE and RHONDA K. HOFFINE, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the 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:
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

MOUNTAIN TITLE COMPANY

"This instrument will 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 approved uses."

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 and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as the date of this deed and that 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 \$ 9,000.00

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 26 day of December, 19 91; 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.

STATE OF ARIZONA
County of Maricopa, ss.
December 26, 19 91

WILLIAM A. GREENE, SR.
GREENE INVESTMENT TRUST

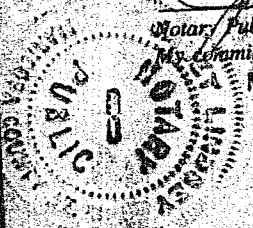
Personally appeared the above named WILLIAM A. GREENE, SR. TRUSTEE OF THE GREENE INVESTMENT TRUST

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

Before me: [Signature]
Notary Public for ARIZONA
My Commission Expires: Oct. 30, 1995

STATE OF OREGON, County of _____, ss.
The foregoing instrument was acknowledged before me this _____, 19 _____, by _____, president, and by _____, secretary of _____

a _____ corporation, on behalf of the corporation.
Notary Public for Oregon _____ (SEAL)
My commission expires: _____



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| GREENE INVESTMENT TRUST | |
| 5735 MC DONELL RD. SE. 100 | |
| MESA, AZ 85205-1436 | |
| GRANTOR'S NAME AND ADDRESS | |
| ROBERT D. HOFFINE and RHONDA K. HOFFINE | |
| 1935 ACADEMY | |
| KLAMATH FALLS, OR 97601 | |
| GRANTEE'S NAME AND ADDRESS | |
| ROBERT D. HOFFINE and RHONDA K. HOFFINE | |
| 1935 ACADEMY | |
| KLAMATH FALLS, OR 97601 | |
| NAME, ADDRESS ZIP | |
| ROBERT D. HOFFINE and RHONDA K. HOFFINE | |
| 1935 ACADEMY | |
| KLAMATH FALLS, OR 97601 | |
| NAME, ADDRESS ZIP | |

STATE OF OREGON, ss.
County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____
Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

MTC NO: 25945-KR

EXHIBIT A
LEGAL DESCRIPTION

A tract of land situated in TRACTS 1 and 2A, HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, in Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the East line of said Tract 2A, said iron pin being on the West Boundary of Homedale Road and being North 0 degrees 20' East a distance of 594.00 feet from the Southeast corner of said Tract 2A; thence North 0 degrees 20' East along the West boundary of Homedale Road 185.76 feet to an iron pin marking the Northeast corner of said Tract 2A, said point being on the Southerly right of way line of the O.C. & E. Railroad; thence North 66 degrees 39' 30" West (North 66 degrees 42' West by plat) along said right of way line 233.66 feet to the centerline of the existing irrigation ditch and the true point of beginning; thence South 38 degrees 48' 30" West a distance of 230.76 feet; to a point on the Northerly line of that parcel described in Deed Volume 337 page 249; thence North 74 degrees 37' West a distance of 60.41 feet; thence South 25 degrees 48' West a distance of 60 feet; to a point on the Northerly line of that property described in Book M67, page 6 Parcel No. 2; thence North 66 degrees 40' West a distance of 195 feet; more or less, to the Northwestern corner of that parcel of real property described in Deed Volume 306, page 363; thence North 22 degrees 00' East a distance of 10 feet; thence North 43 degrees 30' West a distance of 125.51 feet to the Easterly boundary line of Kane Street; thence following said boundary line North 22 degrees 00' East a distance of 77.05 feet; thence South 66 degrees 42' East a distance of 114.24 feet; thence North 22 degrees 00' East a distance of 90 feet; thence North 66 degrees 42' West a distance of 114.24 feet; thence North 22 degrees 00' East a distance of 60 feet to the Southerly right of way line of the O.C. & E. Railroad; thence South 66 degrees 42' East along the said railroad right of way a distance of 440 feet, more or less, to the true point of beginning.

SAVING AND EXCEPTING THEREFROM a tract of land situated in Tract 1 of the Homedale subdivision, in Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at an iron pin on the East line of said Tract 2A, said iron pin being on the West boundary of Homedale Road and being North 0 degrees 20' East a distance of 594.00 feet from the Southeast corner of said Tract 2A; thence North 0 degrees 20' East along the West boundary of Homedale Road 185.76 feet to an iron pin marking the Northeast corner of said Tract 2A, said point being on the Southerly right of way line of the O.C. & E. Railroad; thence North 66 degrees 39' 30" West (North 66 degrees 42' West by plat) along said right of way line 689.64 feet to a two inch diameter iron pipe on the East right of way line of Kane Street for the initial point to Kane Place Condominium; thence South 22 degrees 02' 30" West along the East right of way line of Kane Street 225.58 feet to a one inch diameter iron pipe; thence South 43 degrees 30' 00" East 128.24 feet to a one inch diameter iron pipe; thence South 23 degrees 07' 21" West 8.03 feet to a 1/2 inch diameter iron rod at the Northwestern corner of that parcel of land described in Deed Volume 306 at page 363; thence South 66 degrees 07' 50" East 127.36 feet to a 1/2 inch diameter iron rod on the North line of a parcel of land described in Book M67, page 6, parcel number 2; thence North 22 degrees 41' 10" East 285.17 feet to a point on the Southerly right of way line of O.C. & E.; thence North 66 degrees 39' 30" West along said right of way 247.14 feet to the initial point.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 24th day
of March A.D., 19 92 at 2:29 o'clock P.M., and duly recorded in Vol. M92
of Deeds on Page 6175

Evelyn Biehn
By [Signature] County Clerk

FEE \$35.00