

91663

11-28-94A10 46 RCVD

BARGAIN AND SALE DEED

Vol. 1194 Page 36163

KNOW ALL MEN BY THESE PRESENTS That JOHN S. HOFFMANN

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ROCHELLE HOFFMANN

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The S1/2 NW1/4 NW1/4 NE1/4 and SW1/4 NE1/4 NW1/4 NE1/4, Section 12,
Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Subject to the following:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. An easement created by instrument including the terms and provisions thereof,
Dated: April 19, 1971
Recorded: April 20, 1971
Volume: M71, page 3408, Microfilm Records of Klamath County, Oregon
In favor of: Klamath County, a governmental subdivision of the State of Oregon
For: Roadway purposes
3. Declarations of Conditions and Restrictions, including the terms and provisions thereof,
Dated: May 26, 1971
Recorded: August 13, 1971
Volume: M71, page 8640, Microfilm Records of Klamath County, Oregon
Affects: NW1/4 of the NE1/4

(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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ None - property settlement

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.

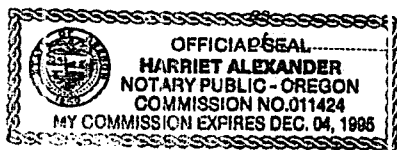
In Witness Whereof, the grantor has executed this instrument this 25 day of October, 1994; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

STATE OF OREGON, County of Linn

This instrument was acknowledged before me on October 25, 1994, by JOHN S. HOFFMANN

This instrument was acknowledged before me on _____, 19____, by _____



Harriet Alexander

Notary Public for Oregon
My commission expires 12/4/95

John S. Hoffmann
12912 Jefferson Hwy. 99E
Jefferson, OR 97352

Grantor's Name and Address

Rochelle Hoffmann
845 Morton Pl.
Lebanon, OR 97355

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Rochelle Hoffmann
845 Morton Pl.
Lebanon, OR 97355

Until requested otherwise send all tax statements to (Name, Address, Zip):

Rochelle Hoffmann
845 Morton Pl.
Lebanon, OR 97355

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 28th day of Nov, 1994, at 10:46 o'clock A.M., and recorded in book/reel/volume No. M94 on page 36163 or as fee/file/instrument/microfilm/reception No. 91663, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Sarah M. Munn, Deputy

Fee \$10.00