

95991

WARRANTY DEED

Vol. M95 Page

5400

KNOW ALL MEN BY THESE PRESENTS, That DONNA GRACE HOFFMAN, fka DONNA GRACE HOWLAND, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONNA GRACE HOFFMAN, Trustee of Donna Grace Hoffman Living Trust 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:

A parcel of land located in portions of Lots 1 and 2, Block 47, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a 1/2" iron pin at the Southwest corner of said Lot 2; thence South 87 degrees 49'06" East 118.69 feet to a point at the Southeast corner of said Lot 1; thence North 17 degrees 43'55" East along the East line of said Lot 1 57.01 feet to a point; thence North 87 degrees 49'06" West 131.08 feet to a point; thence South 05 degrees 11' 52" West 55 feet to the point of beginning.

"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 and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930."

To Have and to Hold the same unto the said grantor 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 of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of 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 other than money.

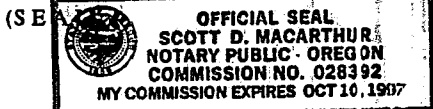
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantors, have executed this instrument this 9 day of February, 1995.

Donna Grace Hoffman  
Donna Grace Hoffman

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Donna Grace Hoffman and acknowledged the foregoing instrument to be her voluntary act and deed.



Before me: Scott D. MacArthur  
Notary Public for Oregon  
My Commissioner Expires: 10/10/97

DONNA GRACE HOFFMAN

Grantor

Donna Grace Hoffman, Trustee  
2220 Angle Street  
Klamath Falls, OR 97601

Grantee  
After recording return to:  
Grantee

STATE OF OREGON,  
County of Klamath )ss.

Filed for record at request of:

Aspen Title Co  
on this 19th day of March A.D. 19 95  
at 3:53 o'clock p M. and duly recorded  
in Vol. M95 of Deeds Page 5400  
Bernetha G. Letsch County Clerk  
By Lynette Shitag Deputy.

Fee: \$30.00

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