07-18-95A11:02 RCVD VOL M95 Page

18497



WARRANTY DEED

#03043451 AFTER RECORDING RETURN TO:

GREG SCHAEFER 3939 So. 4 939 50.6771 #155 LAMATH PALLS, DR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS: SAME AS ABOVE

ROCHELLE HOFFMAN, hereinafter called GRANTOR(S), convey(s) to GREG SCHAEFER hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

The S 1/2 NW 1/4 NW 1/4 NE 1/4 and the SW 1/4 NE 1/4 NW 1/4 NE 1/4, Section 12, Township 40 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

CODE 108 MAP 4007-12AO TL 1100

"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 30.390."

And covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage, and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$20,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 5th day of July, 1995.

he lle ROCHELLE HOFFMANN

STATE OF OREGON

County of Lenn

Notary Qublic for Oregon

On July <u>7</u>, 1995, ROCHELLE HOFFMAN, personally appeared before me,

 χ who is personally known to me

whose identity I proved on the basis of

whose identity I proved on the oath/affirmation of

to be the signer of the above document, and the acknowled he signed it.

here G. Hank



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GREET GERELET H

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BORDELLE HELLANNS

Filed for record at request of _ Aspen Title & Escrow _A.D., 19 95 at 11:02 o'clock A of

STATE OF OREGON: COUNTY OF KLAMATH : ss.

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same, estimate as short above.

Notary Public for meden

WARRANTY DEED

July.

\$35.00

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My Commission Expires: 11-24-95

Deeds

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Bernetha G. Letsch, County Clerk

___ M., and duly recorded in Vol.

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