

UTC 35878 KR

## WARRANTY DEED

DAN E. HOFFMAN and JOYCE HOFFMAN,

Grantor(s) hereby grant, bargain, sell and convey to

DONNA M. SHUCK, A MARRIED PERSON,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

Lot 7 in Block 7 of Tract No. 1152, NORTH HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

and the 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.

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.

The true and actual consideration for this conveyance is \$ 150,000.00.

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

Dated this 24<sup>th</sup> day of July, 19 95

Dan E. Hoffman  
DAN E. HOFFMAN

Joyce Hoffman  
JOYCE HOFFMAN

## NOTARY ACKNOWLEDGEMENT

STATE OF OREGONCOUNTY OF KLAMATHSS. July 24 19 95Personally appeared the above named DAN E. HOFFMAN & JOYCE HOFFMANand acknowledged the foregoing instrument to be their voluntary act.

(seal)

Return to:

DONNA M. SHUCK

4242 Summers Lane  
Klamath Falls, OR 97603

Before me:

Marjorie A. Stuart  
Notary Public for Oregon

My commission expires 12-20-98

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 25th day  
of July, 19 95 at 11:29 o'clock A M., and duly recorded in Vol. M95,  
of Deeds on Page 19233.

FEE \$30.00

Bernetha G. Letsch, County Clerk  
By Annette Mueller