

MTC 36095 DS

## WARRANTY DEED

WILLIAM EARL BURGESS and VERA FRANZISKA BURGESS, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to ROBERT MAURICE HOFFMAN, 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:

SEE ATTACHED LEGAL DESCRIPTION

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 \$ 39,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 1473, KLAMATH FALLS, OR 97601

Dated this 28<sup>th</sup> day of Aug, 1995.

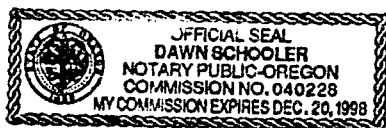
William Earl Burgess  
WILLIAM EARL BURGESS

Vera Franziska Burgess  
VERA FRANZISKA BURGESS

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon  
COUNTY OF Klamath ss. Aug 28 19 95

Personally appeared the above named William Earl Burgess and Vera Franziska Burgess and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Dawn Schooler

Notary Public for Oregon

My commission expires 12/20/98

Return to:

ROBERT MAURICE HOFFMAN  
P.O. BOX 1473  
KLAMATH FALLS, OR 97601

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The following described real property situate in the County of Klamath, State of Oregon, being portions of Lots 2 and 3, Block 16, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at a 1/2" iron pin set on the Northwesternly line of said Lot 3; said pin being South 51 degrees 01' 18" East, 60.00 feet and North 38 degrees 42' 11" East, 119.31 feet from the 3/4" iron pipe set at the most Southerly corner of Lot 6, Block 6 of said subdivision; thence continuing North 38 degrees 42' 11" East a distance of 69.53 feet to a 1/2" iron pin on the Northwesternly line of said Lot 2; thence leaving said Northwesternly line, South 51 degrees 17' 49" East a distance of 60.00 feet to a 1/2" iron pin; thence South 38 degrees 42' 11" West a distance of 50.00 feet to a 1/2" iron pin; thence North 51 degrees 17' 49" West a distance of 5.18 feet to a 1/2" iron pin; thence South 38 degrees 42' 17" West a distance of 19.77 feet to a 1/2" iron pin; thence North 51 degrees 02' 47" West a distance of 54.81 feet to the point of beginning.

EXCEPTING THEREFROM:

Beginning at a 1/2" iron pin set on the Northwesternly line of said Lot 2; said pin being South 51 degrees 01' 18" East, 60.00 feet and North 38 degrees 42' 11" East, 188.84 feet from the 3/4" iron pipe set at the most Southerly corner of Lot 6, Block 6 of said subdivision; thence South 51 degrees 17' 49" East 60.00 feet to a 1/2" iron pin; thence South 38 degrees 42' 11" West 6.2 feet to a point; thence Northwesternly in a straight line to a point on the Northwesternly line of said Lot 2, said point being 8.1 feet Southwesterly from the point of beginning; thence North 38 degrees 42' 11" East 8.1 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 28th day  
of Aug A.D., 19 95 at 2:50 o'clock P M., and duly recorded in Vol. M95  
of Deeds on Page 23183.

FEE \$35.00

By Bernetha G. Letsch County Clerk