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08-29-95A10:53 RCVD

## WARRANTY DEED

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MTC 35979DS

DONNA GRACE HOFFMAN, TRUSTEE OF THE DONNA GRACE HOFFMAN LIVING TRUST,  
Grantor(s) hereby grant, bargain, sell and convey to  
SHANE J. HARRIS and HOLLY T. HARRIS, husband and wife,  
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:

A parcel of land located in portions of Lots 1 and 2, Block 47, BUENA  
VISTA 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 at the Southwest corner of said Lot 2;  
thence South 87 degrees 49' 06" East 118.69 feet to a point at the South  
east 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  
55.00 feet to the point of beginning.

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 \$ 72,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 2220 ANGLE ST., KLAMATH FALLS, OR 97601

Dated this 26 day of August, 1995

DONNA GRACE HOFFMAN LIVING TRUST

BY: Donna Grace Hoffman TRUSTEE  
DONNA GRACE HOFFMAN

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon  
COUNTY OF Klamath SS. Aug. 26 1995  
Personally appeared the above named Donna Grace Hoffman  
and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Cherie Holland

Notary Public for Oregon

My commission expires 10/23/95

Return to:

SHANE J. HARRIS  
2220 ANGLE ST.  
KLAMATH FALLS, OR 97601

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WARRANTY DEED

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 29th day  
of Aug A.D., 19 95 at 10:53 o'clock A M., and duly recorded in Vol. M95  
of Deeds on Page 23264

FEE \$35.00

By Bernetha G Letsch County Clerk