08-29-95A10:53 RCVD

WARRANTY DEED VOL MIS Page



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 <u>August</u>, 19<u>9</u>5

DONNA GRACE HOFFMAN LIVING TRUST Hoffman BY: X Chung Hace H TRUSTEE

NOTARY ACKNOWLEDGEMENT

STATE OF <u>Algun</u> COUNTY OF Multhamah

ss. _ aug. 26 19 95___

OFFICIAL SEAL

CHERIE HOLLAND NOTARY PUBLIC - OREGON COMMISSION NO.010362 MY COMMISSION EXPIRES OCT. 23, 1995

Personally appeared the above named Alonna Grace Koffman

and acknowledged the foregoing instrument to be him voluntary act.

Before me:

Oherie Halland

Notary Public for <u>Ougon</u> My commission expires 10/23/95

(seal)

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

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