

NCTC3734DS

MICHAEL J. HOFFMAN and KRISTINE M. HOFFMAN, husband and wife,
Grantor(s) hereby grant, bargain, sell and convey to

THERESA R. WILLIAMS,

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 EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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.

96 FEB 20 AM 1:49 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.

96 The true and actual consideration for this conveyance is \$ 89,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1104 CRESCENT AVE, KLAMATH FALLS, OR 97601

Dated this 15th day of February, 1996.

Michael J. Hoffman
MICHAEL J. HOFFMAN

Kristine M. Hoffman
KRISTINE M. HOFFMAN

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. Feb. 15 19 96

COUNTY OF Klamath

Personally appeared the above named _____

Michael J. Hoffman and Kristine M. Hoffman

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Kristi L. Redd

Notary Public for Oregon

My commission expires 11/16/99

Return to:

THERESA R. WILLIAMS
1104 CRESCENT AVE
KLAMATH FALLS, OR 97601

EXHIBIT "A" LEGAL DESCRIPTION

LOTS 15, 16 and 17, Block 12 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the Klamath County Clerk, Klamath County, Oregon, EXCEPTING THEREFROM that portion of Lot 15 conveyed to L.N. Haines, et ux by Volume 89 at page 61, Deed Records of Klamath County, Oregon, to wit:

All that part of Lot 15, Block 12 of HOT SPRINGS ADDITION to Klamath Falls, Oregon described as follows: Beginning at a point in the Northerly line of said Lot 15 located by two courses from the Northwest corner of Lot 17 of said Block 12, to wit: East along the Southerly line of the alley 63.61 feet to the beginning of the curve; thence North 88 degrees and 19' East 11.27 feet to the point of beginning; thence South 2 degrees 17' East 45.8 feet; thence South 19 degrees 58' West, 10.3 feet; thence South 2 degrees 8' East along the Easterly side of a concrete curb 65.5 feet to the Southerly line of said Lot 15 at a point 78.35 feet east along the Northerly line of Alameda Avenue from the Southwest corner of the said Block 12; thence Easterly along the Southerly line of the said Lot 15, 45 feet to the Southeast corner of said Lot 15; thence Northerly along the lot line between Lots 14 and 15, 120 feet to the Northeast corner of Lot 15; thence Westerly along the Northerly line of said Lot 15, 24.89 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 20th day
of Feb A.D., 19 96 at 11:49 o'clock A M., and duly recorded in Vol. M96
of Deeds on Page 4603

FEE \$35.00

By Bernetha G. Letsch County Clerk