

MTC 37658KA

WARRANTY DEED

Vol. mag Page 7905

JOE FARRELL,

Grantor(s) hereby grant, bargain, sell and convey to:
 RONALD PAUL HOFMANN and DEANNA KAY HOFMANN, 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:

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.

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 \$ 3,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: PO BOX 1334, OAKRIDGE, OR 97463

Dated this 20th day of March, 1996.

Joe Farrell
 JOE FARRELL

NOTARY ACKNOWLEDGEMENT

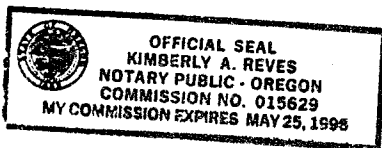
STATE OF OREGON

COUNTY OF KLAMATH

SS. MARCH 20, 19 96

Personally appeared the above named JOE FARRELL

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Kimberly A. Reves
 Notary Public for OREGON

My commission expires May 25, 1996

ESCROW NO. MT37658-KA

Return to:

RONALD PAUL HOFMANN
 PO BOX 1334
 OAKRIDGE, OR 97463

MAR 22 11:54

EXHIBIT "A" **LEGAL DESCRIPTION**

A tract of land situated in Section 16, Township 27 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; being a Strip of land 200' wide; situated in that portion of the West half of the SW1/4 lying West of the centerline of Front Street in Vacated Corral Springs, and the centerline of the Great Northern Railway as per side vacated plat of Corral Springs, Klamath County, Oregon.

Also being described as that tract of land lying Easterly of that parcel described in Quitclaim Deed from Klamath County as Grantor and A.A. Soule, Grantee dated September 12, 1941 and recorded September 12, 1941 in Volume 141, page 98, Deed Records of Klamath County, Oregon, and Westerly of that parcel described in Warranty Deed from Joel H. Timian and Bernice Timian as Grantors and Lane Plywood, Inc. as Grantee dated August 16, 1972 and recorded September 13, 1972 in Volume M72, page 10331, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 22nd day
of March A.D., 19 96 at 11:54 o'clock A M., and duly recorded in Vol. M96,
of Deeds on Page 7905.

Bernetha G. Letsch, County Clerk

By 

FEE \$35.00