

NA **16652** WARRANTY DEED Vol **m96** Page **10881**

KNOW ALL MEN BY THESE PRESENTS, That **William E. Hoffman, Jr.**
and **Shirley A. Hoffman**

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Country Properties of Oregon, Inc.
hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs,
successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto
belonging or in any way appertaining, situated in **Klamath** County, State of Oregon, described as follows,
to-wit:

Lot 4, Block 1, Klamath Forest Estates, according to the official
plat thereof, on file in the office of the County Clerk, Klamath
County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.
And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is
lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that
grantor will warrant and forever defend the 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.
The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$500.00**

However, the actual consideration consists of or includes other property or value given or promised which is
the whole consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical
changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this **10th** day of **January**, 19**96**;
if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person
duly authorized to do so by order of its board of directors.

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.

William E. Hoffman, Jr.
William E. Hoffman, Jr.

Shirley A. Hoffman
Shirley A. Hoffman

STATE OF OREGON, County of _____) ss.

This instrument was acknowledged before me on _____, 19____,
by _____

This instrument was acknowledged before me on _____, 19____,
by _____
as _____
of _____

Notary Public for Oregon

My commission expires _____

Hoffman, William E. & Shirley
9644 Amberwick Circle
Cypress, CA 90630-3709

Country Properties of Or, Inc.
P.O. Box 5224
Klamath Falls, OR 97601

After recording return to (Name, Address, Zip):

Country Properties of Or, Inc.
P.O. Box 5224
Klamath Falls, OR 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):
Country Properties of Or, Inc.
P.O. Box 5224
Klamath Falls, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of _____

I certify that the within instrument
was received for record on the _____ day
of _____, 19____, at
_____ o'clock _____ M., and recorded in
book/reel/volume No. _____ on page
_____ and/or as fee/file/instru-
ment/microfilm/reception No. _____,
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

NAME TITLE
By _____ Deputy.

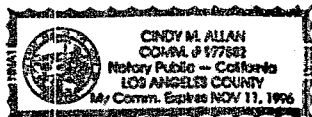
3542
ck

96 APR 19 A9:05

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CaliforniaCounty of OrangeOn January 10, 1996 before me, Cindy M. Allan, Notary Public
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"personally appeared William E. Hoffman, Jr. and Shirley A. Hoffman
NAME(S) OF SIGNER(S)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Cindy M. Allan
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- ☒ INDIVIDUAL
☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED
☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

Warranty Deed

TITLE OR TYPE OF DOCUMENT

1
NUMBER OF PAGES
1-10-96

DATE OF DOCUMENT

SIGNER IS REPRESENTING:
 NAME OF PERSON(S) OR ENTITY(IES)

None

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Country Properties Inc. the 19th day
 of April A.D., 19 96 at 9:05 o'clock AM., and duly recorded in Vol. M96
 of Deeds on Page 10881

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Cheryl Russell