

MTC 41859-MG
WARRANTY DEED

R. A. COFFMAN,
Grantor(s) hereby grant, bargain, sell and convey to:
ANN M. HOFFMAN,
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:

THE E1/2 OF TRACT 7, BLOCK 5, FIRST ADDIITON TO ALTAMONT ACRES, IN THE
COUNTY OF KLAMATH, STATE OF OREGON, EXCEPTING THEREFROM THE NORTHERLY 5
FEET THEREOF FOR THE WIDENING OF MARYLAND AVENUE.

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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 \$ 25,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: ~~3146 Maryland Avenue~~, KLAMATH FALLS, OR 97603
3146 MARYLAND AVENUE

Dated this 8 day of July, 1997.

R. A. Coffman
R. A. COFFMAN

STATE OF Oregon ss. July 8 19 97

COUNTY OF Klamath

Personally appeared the above named R. A. COFFMAN

and acknowledged the foregoing instrument to be his voluntary act.



Before me:
Marion Grant Ham
Notary Public for Oregon
My commission expires 1/22/01

(seal)

ESCROW NO. MT41859-MG

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Return to:

ANN M. HOFFMAN
~~3146 Maryland Avenue~~ 3146 MARYLAND AVENUE
KLAMATH FALLS, OR 97603

Amerititle
on this 8th day of July A.D., 1997
at 3:54 o'clock P M. and duly recorded
in Vol. M97 of Deeds Page 21191

Bernetha G. Leisch, County Clerk

By Kathleen Ross

Fee, \$30.00 Deputy.