

40662

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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 ADDITION TO ALTAMONT ACRES, IN THE COUNTY OF KLAMATH, STATE OF OREGON, EXCEPTING THEREFROM THE NORTHERLY 5 FEET THEREOF FOR THE WIDENING OF MARYLAND AVENUE.

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 AVENUEDated this 8 day of July, 1997.

R. A. Coffman
R. A. COFFMAN

STATE OF Oregon ss. July 8 19 97COUNTY OF KlamathPersonally appeared the above named R. A. COFFMANand 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

Return to:

ANN M. HOFFMAN

~~3146 MARYLAND AVENUE~~ 3146 MARYLAND AVENUE
KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

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

Fec, \$30.00

Deputy.