



01 APR 4 PM 3:35

After recording return to:

John Hohman

6144 Teal Dr

Bonanza OR 97623

Until a change is requested all tax statements
shall be sent to the following address:

John Hohman

6144 Teal St

Bonanza OR 97623

Escrow No. K56693B

Title No. K56693B

THIS SPACE RESERVED FOR RECORDER'S USE

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STATUTORY WARRANTY DEED

Thomas Horn, an estate in fee simple, Grantor, conveys and warrants to John Hohman, an estate in fee simple, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See legal description marked Exhibit "A" attached hereto and by this reference made a part hereof as though fully set forth herein.

This property is free of liens and encumbrances, EXCEPT: Easements, Covenants, Conditions and Restrictions of record, if any.

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 consideration for this conveyance is \$8,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 2nd day of April, 2001.

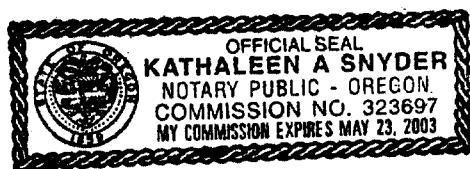
Thomas Horn

Thomas Horn

STATE OF OREGON

County of Josephine } ss.

This instrument was acknowledged before me on this 2nd day of April, 2001
by Thomas Horn



Kathaleen A. Snyder
Notary Public for Oregon

My commission expires May 23, 2003

K26-

EXHIBIT "A" LEGAL DESCRIPTION

The following described real property situate in Klamath County, Oregon:

Beginning at a point 36 feet East of Sandstone No. 2, representing the center of the South boundary of Market Street in Bonanza Oregon; thence running North $33\frac{3}{4}^{\circ}$ East 82 $\frac{1}{2}$ feet; thence East $33\frac{3}{4}^{\circ}$ South 150 feet to a point due East of the place of beginning; thence West along the South line of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, to the place of beginning. Said Market Street hereinabove referred to is the Market Street situated in First Addition to the Town of Bonanza, Klamath County, Oregon, according to the recorded plat of said Town executed and acknowledged by J. O. Hamaker, proprietor, March 30, 1888.

Lot 6 in Block 20, First Addition to the Town of Bonanza situated in Section 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon. ALSO a parcel of land beginning at the Southwest corner of Lot 6, Block 20, First Addition to the Town of Bonanza; thence South $33\frac{3}{4}^{\circ}$ West to the South boundary of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 10, Township 39 South, Range 11 East of the Willamette Meridian; thence East along said line 130 feet, more or less; thence North $33^{\circ} 45''$ East to the intersection of the South boundary of said Lot 6; thence Northwest along said Lot 6 to the place of beginning. ALSO that portion of vacated Mills Street lying adjacent to the above described property.

State of Oregon, County of Klamath

Recorded 04/04/01, at 3:30 p. m.

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Linda Smith,

County Clerk Fee\$ 26⁰⁰