

01 AUG 20 11:02



THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

Dorothy Walker

1011 Carlyle

Klamath Falls, OR 97601

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

Dorothy Walker

1011 Carlyle

Klamath Falls, OR 97601

Escrow No. K57307B

Title No. K57037B

### STATUTORY WARRANTY DEED

Michael Hoffman and Kristine Hoffman, an estate in fee simple as tenants in common, Grantor, conveys and warrants to Dorothy Walker, an estate in fee simple, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 13, 14, 15, 16, 17, and 18, Block 34, Second Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 \$138,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 10<sup>th</sup> day of August, 2001.

Michael Hoffman



Kristine Hoffman

STATE OF OREGON

County of Lane

} ss.

This instrument was acknowledged before me on this 10<sup>th</sup> day of August, 2001  
by Kristine Hoffman



Notary Public for Oregon

My commission expires: 1-26-02

K26

41888

STATE OF OREGON,

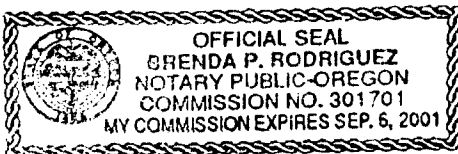
County of Hamath } SS.

FORM No. 23—ACKNOWLEDGMENT.  
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BE IT REMEMBERED, That on this 13 day of August, 192001,  
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within  
named Michael Hoffman

known to me to be the identical individual described in and who executed the within instrument and  
acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed  
my official seal the day and year last above written.



Brenda P. Rodriguez  
Notary Public for Oregon  
My commission expires 9-6-01

State of Oregon, County of Klamath  
Recorded 08/20/01 at 11:02 a. m.  
In Vol. M01 Page 41887  
Linda Smith,  
County Clerk Fee \$ 26.00