AmeriTitle
Part Of The JELD-WEN Family

'03 MAR 6 AM11:06

MTK 59928 -TA

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
DONALD C. ANDERSON
_____
_____
_____

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

DONALD C. ANDERSON
P.O. BOX 168
SPRAGUE RIVER, OR   97639
_____

Escrow No.   MT59928-TA

WARRANTY DEED

BRUCE J. HOFFMAN
grant, bargain, sell, warrant and convey to: Grantor(s) hereby
DONALD C. ANDERSON and ZACHARIAH J. ANDERSON, 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:

   **LOT 1 IN BLOCK 19, SECOND ADDITION TO NIMROD RIVER PARK, ACCORDING TO THE OFFICIAL
PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

   342150   R-3611-003D0-05600-000

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.

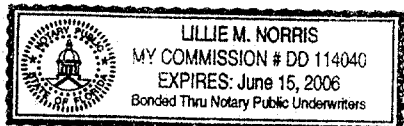The true and actual consideration for this conveyance is $2,500.00.

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.

Dated this ___25___ day of __FEBUARY__ , __2003__ .

Bruce D. Hoffman
BRUCE J. HOFFMAN

State of ~~Oregon~~ FLORIDA
County of ~~KLAMATH~~ HIGHLANDS

This instrument was acknowledged before me on __25__ ___FEB.__ __03__ by BRUCE J.
HOFFMAN ~~AND LORRAINE HOFFMAN~~.

Lillie M. Norris
(Notary Public for Oregon)

My commission expires __6-15-06__