

A-58625AF

'04 MAR 17 PM12:34

Vol M04 Page 15315

After Recording Return to:

MANLEY L. HOWARD

GINA HOWARD

2926 Altamont Drive  
Klamath Falls OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

MANLEY L. HOWARD

GINA HOWARD

SAME AS ABOVE

State of Oregon, County of Klamath

Recorded 03/17/2004 12:34 pm

Vol M04 Pg 15315

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

## WARRANTY DEED

(INDIVIDUAL)

JOHN E. HOFFMAN and VICKIE LYNN HOFFMAN, herein called grantor, convey(s) to MANLEY L. HOWARD AND GINA HOWARD, HUSBAND AND WIFE all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 23, Block 5, FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$69,900.00.  
(here comply with the requirements of ORS 93.930)

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 March 12, 2004.

John E. Hoffman  
JOHN E. HOFFMAN

Vickie Lynn Hoffman  
VICKIE LYNN HOFFMAN

STATE OF OREGON, County of

) ss.

On 3/15/04 personally appeared the above named JOHN E. HOFFMAN and VICKIE LYNN HOFFMAN and acknowledged the foregoing instrument to be their voluntary act and deed.

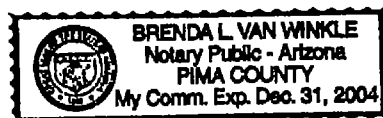
This document is filed at the request of:

 **Aspen**  
TITLE & ESCROW, INC.

525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00058625

Before me: Brenda L. Van Winkle  
Notary Public for Oregon  
My commission expires:

Official Seal



2.00 A