

NTC-64767 TA

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

BILL J. HOFSTRAND

2211 Oregon Ave
Klamath Falls, OR 97601

State of Oregon, County of Klamath

Recorded 06/09/2004 3:29 P m

Vol M04 Pg 37095-97

Linda Smith, County Clerk

Fee \$ 31.00 # of Pgs 3

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

BILL J. HOFSTRAND

2211 Oregon Ave.
Klamath Falls, OR 97601

Escrow No. MT-EST-TA

STATUTORY WARRANTY DEED

BILL J. HOFSTRAND and MARY L. HOFSTRAND, as tenants by the entirety, Grantor(s) hereby convey and warrant to BILL J. HOFSTRAND, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon, free of encumbrances except as specifically set forth herein:

Parcel 1: Beginning on the North side of Oregon Avenue at a point thereon distant 55 feet West of the West line of Modoc Street in the City of Klamath Falls, Oregon: A more complete legal description is attached hereto and made a part hereof as Exhibit "A".

211871

3809-029BC-00700

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$-0- DELETING SPOUSE**

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 20th day of April, 2004.

Bill J. Hofstrand
BILL J. HOFSTRAND

Mary L. Hofstrand
MARY L. HOFSTRAND

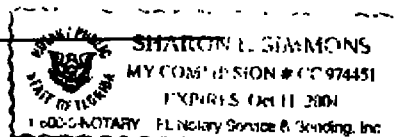
State of FLORIDA

County of DuVAL

This instrument was acknowledged before me on April 20, 2004 by ~~BILL J. HOFSTRAND AND~~ MARY L. HOFSTRAND.

Sharon L. Simmons
(Notary Public)

My commission expires



3/00
an

STATE OF OREGON,

County of Klamath

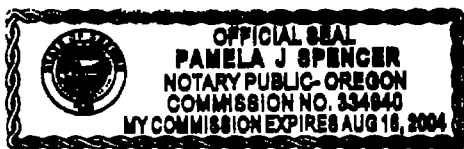
} ss.

On JUNE 8, 2004^{DATE}
BILL J. HOFSTRAND

, before me personally appeared _____

whose identity was established to my satisfaction, and who executed the foregoing instrument, acknowledging to me that the same was executed freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the date first written above.



Pamela J. Spencer
Notary Public for Oregon
My commission expires 8/16/2004

EXHIBIT "A"
LEGAL DESCRIPTION

37097

PARCEL 1

Beginning on the North side of Oregon Avenue at a point thereon distant 55 feet West of the West line of Modoc Street in the City of Klamath Falls, Oregon; thence North and parallel with Modoc Street 100 feet; thence West parallel with Oregon Avenue 55 feet to the line between Lots 2 and 3, Block 64 of BUENA VISTA ADDITION; thence South and parallel with Modoc Street 100 feet to the North line of Oregon Avenue; thence East along said line of Oregon Avenue 55 feet to the point of beginning, being a portion of Lots 1 and 2 in said Block 64 in BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-029BC-00700-000 Key No: 211871

PARCEL 2

The East one-half of Lot 3 in Block 64 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-029BC-00800-000 Key No: 211906