

04 NOV 17 PM 3:31

MT66792 MS



Vol M04 Page 79415

State of Oregon, County of Klamath
Recorded 11/17/04 3:31 p m
Vol M04 Pg 79415-16
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

THIS SPACE RESERVE

After recording return to:

Traci Lynne Oliver

1434 Canby Street

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

Traci Lynne Oliver

1434 Canby Street

Klamath Falls, OR 97601

Escrow No.

MT66792-MS

STATUTORY WARRANTY DEED

Brett L. Hoover and Beckie J. Hoover, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Traci Lynne Oliver**, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

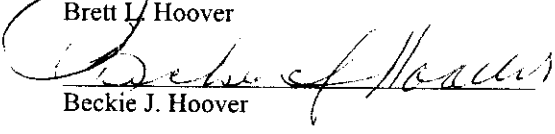
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$154,500.00**.

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 17th day of Nov, 2004

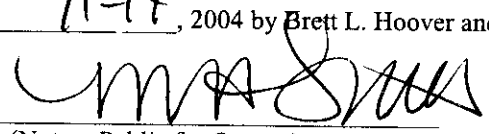

Brett L. Hoover


Beckie J. Hoover

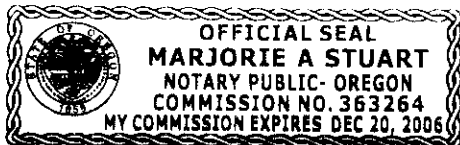
State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 11-17, 2004 by Brett L. Hoover and Beckie J. Hoover.


(Notary Public for Oregon)

My commission expires 12/20/06



260 am

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Lots 3 and 4, Block 12 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North line of Lot 3, Block 12, of HOT SPRINGS ADDITION to the City of Klamath Falls, which point is 35.9 feet East of the Northwest corner of said Lot 3, running thence South and parallel with the West line of said Lot 3 a distance of 121 feet; thence East and parallel with Canby Street, a distance of 42.5 feet; thence North and parallel with the West line of Lot 3, a distance of 121 feet to the South line of Canby Street; thence West along the South line of Canby Street a distance of 42.5 feet to the point of beginning.

TOGETHER WITH an easement, subject to the terms and provisions thereof, recorded February 28, 1944 in Volume 162, page 521, Records of Klamath County, Oregon, to wit:

TOGETHER WITH an easement over and across a strip of land five feet in width adjoining the above tract on the West and an easement over and across a strip of land five feet in width adjoining above tract of the East and reserving unto the grantors, their heirs and assigns, an easement over and across the West five feet, and also the East five feet of above described tract to be used as driveways.

Tax Account No: 3809-029DD-03100-000

Key No: 371519