

NS

HAZEL R. HOFFMAN

M05-67099

Klamath County, Oregon

10/21/2005 10:40:09 AM

Pages 1 Fee: \$21.00

Grantor's Name and Address
FRANK AND MARCIA EATON

PO BOX 308

CRESCENT OR 97733

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

SAME AS ABOVE

Until requested otherwise, send all tax statements to (Name, Address, Zip):

SAME AS ABOVE

SPECIAL WARRANTY DEED

KNOW ALL BY THESE PRESENTS that HAZEL R. HOFFMAN

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by FRANKLIN D. EATON AND MARCIA L. EATON, HUSBAND AND WIFE

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

The West half of the Northeast quarter of the Southwest quarter of the Southwest quarter (W $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 25 Township 24 South, Range 8 E.W.M., SAVING AND EXCEPTING THEREFROM the North two acres thereof. Subject to an easement of 15 feet along the Easterly, Southerly and Westerly boundaries as described in deed recorded May 8, 1975, Vol. M75, page 4974, Deed Records of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that the real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 14,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols Φ , if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this 21st day of SEPTEMBER, 2005; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Hazel R. Hoffman

CALIFORNIA
STATE OF ~~OREGON~~ County of Shasta) ss.

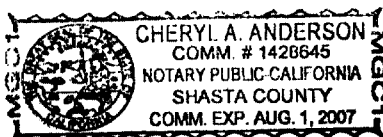
This instrument was acknowledged before me on SEPTEMBER 21, 2005, by HAZEL R. HOFFMAN

This instrument was acknowledged before me on _____, 19____,

by _____

as _____

of _____



Cheryl A. Anderson
Notary Public for Oregon California
My commission expires August 1, 2007