



mtc-74005 KP

THIS SPACE RESER

**M06-07744**

Klamath County, Oregon

04/20/2006 03:21:50 PM

Pages 1 Fee: \$21.00

After recording return to:

Robert W. Hoffman

34150 Sprague River Rd.

Sprague River, OR 97639

Until a change is requested all

tax statements shall be sent to

The following address:

Robert W. Hoffman

34150 Sprague River Rd.

Sprague River, OR 97639

Escrow No. MT74005-KR

Title No. 0074005

SWD

### STATUTORY WARRANTY DEED

**Henry Kurt Barnett and Halina Barnett, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Robert W. Hoffman**, 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:

Lot 3 in Block 1 Tract 1251 OLENE HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3910-02300-00800-000

Key No: 711741

Tax Account No: 3910-02300-00800-000

Key No: 870221

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 **\$199,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated this 20<sup>th</sup> day of April, 2006.

Henry Kurt Barnett  
Henry Kurt Barnett

Halina Barnett  
Halina Barnett

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on April 20, 2006 by Henry Kurt Barnett and Halina Barnett.



Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2007

21.00