

2006-016651

Klamath County, Oregon



00001518200600166510010019

08/18/2006 11:00:28 AM

Fee: \$21.00

John H. Hoffman)
PO Box 1379)
Ashland, OR 97520)
Grantor's Name and Address)

Donald K. Scoggin)
4949 Villa Dr.)
Klamath Falls, OR 97603)
Grantee's Name and Address)

After recording, return to:)

Grantee)

Until requested otherwise, send all tax)
statements to:)

Grantee)

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that JOHN H. HOFFMAN, hereinafter called grantor, for the consideration hereinafter stated, to grantor, paid by DONALD K. SCOGGIN, does hereby grant, bargain, sell and convey unto 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:

Lot 06, Block 10, Sprague River Valley Acres, as per plat recorded in records of Klamath County, Oregon.

KEY# R356322

APN: 3612-0210-03400

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 grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$4,495.

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 on July 19, 2006, 20___; 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.

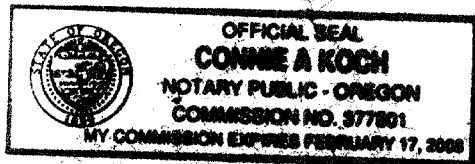
John H. Hoffman
JOHN H. HOFFMAN

STATE OF OREGON)
)ss.

County of Jackson)

This instrument was acknowledged before me on 19th July 2006, by JOHN H. HOFFMAN

Connie A Koch
Notary Public for Oregon
My commission expires Feb 17 2008



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