



THIS SPACE RESER

2006-023658  
Klamath County, Oregon



11/28/2006 11:31:24 AM

Fee: \$26.00

After recording return to:

Dennis A. Baker  
187 Miller Island Road  
Klamath Falls, OR 97603

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

Dennis A. Baker  
187 Miller Island Road  
Klamath Falls, OR 97603

Escrow No. MT77656-TM  
Title No. 0077656

SWD

MTCT77656 TM

### STATUTORY WARRANTY DEED

**Michael B. Hoffman and Hazel L. Hoffman, as tenants in common**, Grantor(s) hereby convey and warrant to **Dennis A. Baker and Mary A. Baker, as tenants by the entirety**, 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:

The W1/2 W1/2 W1/2 SW1/4 SW1/4 of Section 20, Township 39 South, Range 9 East, Willamette Meridian, in Klamath County, Oregon.

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 **\$229,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 ORS 197.352.

Dated this 21 day of NOVEMBER 2006

Michael B. Hoffman  
Michael B. Hoffman

Hazel L. Hoffman  
Hazel L. Hoffman

State of Oregon  
County of Klamath

This instrument was acknowledged before me on NOV 21, 2006 by Michael B. Hoffman and Hazel L. Hoffman.

[Signature]  
(Notary Public for Oregon)

My commission expires 12/17/09



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INDIVIDUAL ACKNOWLEDGMENT

State of Oregon

County of Klamath

On this the 22 day of November, 2006, before me,  
Emily Coe, the

undersigned Notary Public, personally appeared

Michael B. Hoffman

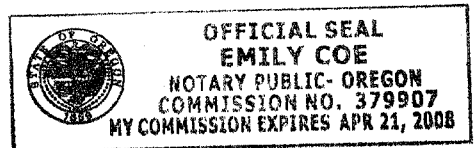
       Personally known to me

X Proved to me on the basis of satisfactory evidence to be the person(s) whose  
name(s) is/are subscribed to the within instrument, and acknowledged that  
he/she/they executed it.

WITNESS my hand and official seal.

Emily Coe  
Notary's signature

My commission expires: 4-21-08



.....  
Title or Type of document Statutory Warranty Deed

Number of pages 1 Date of document 11-21-06

Signer(s) other than named above Hazel L. Hoffman

THIS CERTIFICATE MUST BE ATTACHED TO THE ABOVE DESCRIBED  
DOCUMENT.