

2007-009594

Klamath County, Oregon



05/29/2007 01:45:53 PM

Fee: \$26.00

AFTER RECORDING RETURN TO:

Michael Ratliff  
905 Main Street, Ste 200  
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Shuck & Associates, Inc  
4242 Summers Lane  
Klamath Falls, OR 97603.

GRANTEE'S NAME AND ADDRESS:

Daniel E. Hoffman and  
Donna M. Hoffman, H&W  
4242 Summers Lane  
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Mr. & Mrs. Daniel E. Hoffman  
4242 Summers Lane  
Klamath Falls, OR 97603

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS, That SHUCK & ASSOCIATES, INC.,** hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **DANIEL E. HOFFMAN and DONNA M. HOFFMAN, Husband and Wife,** hereinafter called the 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 the County of Klamath, State of Oregon, described as follows, to-wit:

A parcel of land in the E½SE¼ of Section 10, Township 39 South, Range 9 E.W.M., more particularly described as follows: Beginning at a 5/8 inch iron pin on the West right of way line of Summers Lane which bears South a distance of 2783.75 feet and West a distance of 30.0 feet from the Southeast corner of the NE¼NE¼ of said Section 10, said point also being the Northeast corner of parcel conveyed to A. N. Kelsey, et ux., by Deed Volume 164, page 552, thence S. 00°21' E., along the West line of Summers Lane, a distance of 103.0 feet to the True Point of Beginning of this description; thence N 89°44'55" W. a distance of 200.0 feet to a point; thence S. 00°21' E., parallel with the west line of Summers Lane, to the North line of Mazama Gardens; thence N 89°52' E., along said North line, a distance of 200.0 feet, more or less, to a 2" iron pipe on the West right of way line of Summers Lane; thence N. 00°21' W., along said right of way line, a distance of 225.36 feet, more or less, to the point of beginning.

Commonly known as 4242 Summers Lane, Klamath Falls, Oregon.

SUBJECT TO: Reservations and restrictions of record; rights of way and easements of record and those apparent upon the land; contracts and/or liens for irrigation and/or drainage.

**TO HAVE AND TO HOLD THE SAME** unto the 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 except (none), 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 \$0.00. However, the actual consideration consists or of includes other property or value given or promised which is the whole consideration.

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 29<sup>th</sup> day of May, 2007; if a corporate grantor, 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.

**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)).**

SHUCK & ASSOCIATES, INC.

By: Donna M. Shuck, President  
Donna M. Shuck, President

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 29<sup>th</sup> day of May, 2007, by Donna M. Shuck as President of Shuck & Associates, Inc.

Kay Heath  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 10-27-2010

