



MT079328-MS

After recording return to:

Alfred Adams V

8448 Highway 140 E

Klamath Falls, OR 97603

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

Alfred Adams V

8448 Highway 140 E

Klamath Falls, OR 97603

Escrow No. MT79328-MS

Title No. 0079328

SWD

THIS SPACE RES

2007-011587

Klamath County, Oregon



06/27/2007 03:35:57 PM

Fee: \$21.00

STATUTORY WARRANTY DEED

Gregory H. Hoffman and Margie M. Hoffman, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Alfred Adams V**, 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:

Tract 6, JUNCTION ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPT that portion conveyed to the State of Oregon in Deed Volume 108, page 287, and EXCEPT that portion conveyed to Klamath County in Deed Volume 268, page 299, Records of 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:
2007-2008 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$300,000.00**.

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 25 day of June, 2007.

Gregory H. Hoffman

Margie M. Hoffman

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 25, 2007 by Gregory H. Hoffman and Margie M. Hoffman.

(Notary Public for Oregon)

My commission expires 12/17/09

