

2007-018109

Klamath County, Oregon



00033620200700181090010013

10/19/2007 12:14:15 PM

Fee: \$21.00

After Recording Return to:

GREGORY H. HOFFMAN and MARGIE HOFFMAN

3255 Washburn Way  
Suite 6 #140 KLDOR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

GREGORY H. HOFFMAN and MARGIE HOFFMAN

Same as above

## WARRANTY DEED

(INDIVIDUAL)

AT2: 65293PC

WILLIAM E. DEBUDGE and JANIS MARIE DEBUDGE, herein called grantor, convey(s) to GREGORY H. HOFFMAN and MARGIE HOFFMAN, as tenants by the entirety, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 61, CLOVERDALE, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 041 MAP 3909-002DD TL 02800 KEY #523614

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$143,000.00.  
(here comply with the requirements of ORS 93.930)

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 October 17, 2007.

William E. Debudge  
WILLIAM E. DEBUDGE

Janis Marie Debudge  
JANIS MARIE DEBUDGE

STATE OF OREGON, County of KLAMATH) ss.

On October 17<sup>th</sup>, 2007 personally appeared the above named WILLIAM E. DEBUDGE and JANIS MARIE DEBUDGE and acknowledged the foregoing instrument to be their voluntary act and deed.

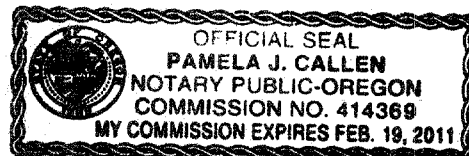
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00065293

Before me: Pamela J. Callen  
Notary Public for Oregon  
My commission expires: 02-19-2011

Official Seal



#21-A