



THIS SPACE R

2009-003370

Klamath County, Oregon



00062101200900033700020020

03/09/2009 02:35:47 PM

Fee: \$26.00

After recording return to:

Timothy M. Howard

1575 Horton Road

Dairy, OR 97625

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

Timothy M. Howard

1575 Horton Road

Dairy, OR 97625

Escrow No. MT84436-MS

Title No. 0084436

SWD

STATUTORY WARRANTY DEED

Hoefer Bros., a Co Partnership, and Joe Hoefer, Grantor(s) hereby convey and warrant to **Timothy M. Howard and Lisa K. Howard, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

**** consisting of Paul Hoefer and Joe Hoefer**

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 **\$240,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Dated this 6th day of March, 2009.

Hoefer Bros., a Co Partnership

BY: Paul Hoefer
Paul Hoefer, Authorized signer

BY: Joe Hoefer
Joe Hoefer, Authorized signer

Joe Hoefer
Joe Hoefer

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on March 6th, 2009 by Paul Hoefer and Joe Hoefer as authorized signers for Hoefer Bros., a Co Partnership and Joe Hoefer.



Suzanne Cheechov
(Notary Public for Oregon)

My commission expires 9/30/2011

26amt

**** EXHIBIT "A"**
LEGAL DESCRIPTION

Parcel 1:

The S1/2 of the SE1/4 and the S1/2 of the NE1/4 of the SE1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon

Parcel 2:

The North 1/2 of Government Lots 1 and 2 of Section 3, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon.

SAVE AND EXCEPTING all that portion of the North 1/2 of said Government Lot 2 lying Westerly of the County Road as located across said lot on April 6, 1957

Parcel 3:

The S1/2 of the NW1/4 of the SE1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon