

2009-004871

Klamath County, Oregon

AFTER RECORDING RETURN TO:

Nathan J. Ratliff  
905 Main Street, Ste 200  
Klamath Falls OR 97601



00063866200900048710020029

04/08/2009 08:22:57 AM

Fee: \$26.00

GRANTOR'S NAME AND ADDRESS:

Joseph Michael Hohman and  
Nora Frances Hohman  
905 Main Street, Ste 303  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:

Joseph Michael Hohman and  
Nora Francis Hohman, Trustees of The  
Joseph Michael Hohman and  
Nora Francis Hohman 2009 Trust,  
U.A.D. April 6, 2009  
905 Main Street, Ste 303  
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Joseph M. Hohman  
905 Main Street, Ste 303  
Klamath Falls, OR 97601

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS, That JOSEPH MICHAEL HOHMAN and NORA FRANCES HOHMAN, aka NORA FRANCIS HOHMAN, Husband and Wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOSEPH MICHAEL HOHMAN AND NORA FRANCIS HOHMAN, TRUSTEES OF THE JOSEPH MICHAEL HOHMAN AND NORA FRANCIS HOHMAN 2009 TRUST, U.A.D. APRIL 6, 2009, 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:**

All that portion of the NE¼ of the NE¼ of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the point of intersection of the Northeasterly line of Ninth Street with the Northwesterly line of Main Street in the City of Klamath Falls; and running thence, Northeasterly along the Northwesterly line of Main Street, 68.97 feet, more or less, to the Southwesterly line of Tenth Street; thence Northwesterly along the Southwesterly line of Tenth Street, 114.0 feet; thence Southwesterly, parallel with Main Street, 96.39 feet, more or less, to the Northeasterly line of Ninth Street; thence Southeasterly along Ninth Street, 117.23 feet, more or less to the point of beginning.

Property ID No.: R413831  
Map Tax Lot No.: R-3809-032AA-08900-000

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.

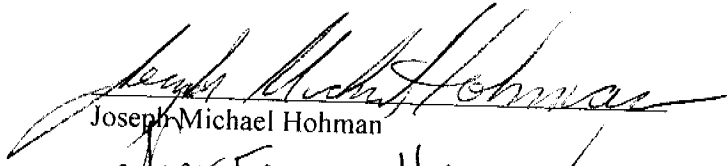
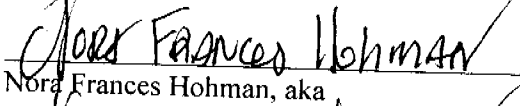
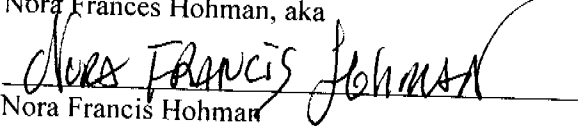
**AND GRANTOR HEREBY COVENANTS** to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above-granted premises, free from all encumbrances except those of record and those apparent on the land, and that grantor will warrant and forever defend 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 \$to convey title only.

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 \_\_\_\_\_ day of April, 2009.

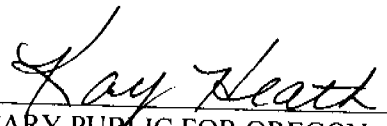
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

  
Joseph Michael Hohman  
  
Nora Frances Hohman, aka  
  
Nora Francis Hohman

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 6 day of April, 2009, by Joseph Michael Hohman and Nora Francis Hohman, aka Nora Francis Hohman.



  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 10-27-10