

2009-004872

Klamath County, Oregon



00063867200900048720020026

04/08/2009 08:23:17 AM

Fee: \$26.00

AFTER RECORDING RETURN TO:

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

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:

A portion of Lots 7 and 8 in Block 46 of Nichols Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Southerly line of High Street, 41 feet Southwesterly of the Northeasterly corner of Block 46 of Nichols Addition to the City of Klamath Falls; thence Southeasterly at right angles to High Street, 90 feet; thence Southwesterly parallel to High Street, 41 feet; thence Northwesterly at right angles to High Street, a distance of 90 feet to High Street; thence Northeasterly along High Street, 41 feet to the place of beginning; being a part of lots 7 and 8 in Block 46 of Nichols Addition to the City of Klamath Falls, Klamath County, Oregon.

Property ID No.: R371895
Map Tax Lot No.: R-3809-029DD-10000-000

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.

2009. IN WITNESS WHEREOF, the grantor has executed this 6 day of April,

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
Joseph Michael Hohman
Nora Francis Hohman
Nora Francis Hohman, aka
Nora Francis Hohman
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.



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