

2009-015855

Klamath County, Oregon



00076883200900158550020020

12/18/2009 08:24:06 AM

Fee: \$42.00

Grantor's Name and Address

ROBERT W. HOFFMAN
34150 SPRAGUE RIVER ROAD
SPRAGUE RIVER, OREGON 97639

Grantee's Name and Address

CODY ROBERT W. HOFFMAN, TRUSTEE
CODY ROBERT W. HOFFMAN LIVING TRUST
DATED OCTOBER 30, 2009

34150 SPRAGUE RIVER ROAD
SPRAGUE RIVER, OREGON 97639

After recording, return to:

THE ESTATE PLANNING GROUP
711 BENNETT AVENUE
MEDFORD, OREGON 97504

Until requested otherwise, send all tax statements to:

CODY ROBERT W. HOFFMAN
34150 SPRAGUE RIVER ROAD
SPRAGUE RIVER, OREGON 97639

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that ROBERT W. HOFFMAN, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by CODY ROBERT W. HOFFMAN, TRUSTEE, OR HIS SUCCESSORS IN TRUST, UNDER THE CODY ROBERT W. HOFFMAN LIVING TRUST DATED OCTOBER 30, 2009, AND ANY AMENDMENTS THERETO, hereinafter called grantee, does hereby grant, bargain, sell and convey unto 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 Klamath County, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to the Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any liability or obligation under this instrument, but merely define the scope, nature and amount of such liability or obligations.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

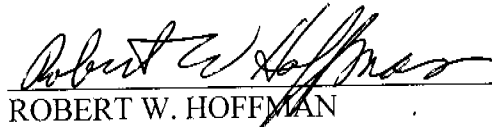
And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except: NONE, and that grantor will warrant and forever defend the premises and every part and parcel thereof 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 \$ 0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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.

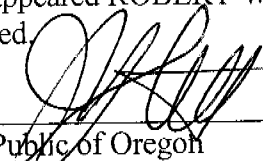
IN WITNESS WHEREOF, the grantor has executed this instrument this 30th day of October, 2009, if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.


ROBERT W. HOFFMAN

State of Oregon)
 : ss.
County of Klamath)

Before me this 30th day of October, 2009, personally appeared ROBERT W. HOFFMAN, and acknowledged the foregoing instrument to be his voluntary act and deed.


Notary Public of Oregon
My Commission expires: 10/31/2011

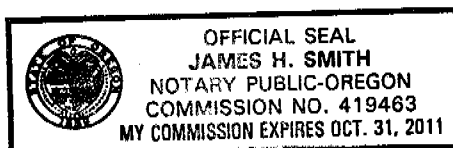


EXHIBIT "A"

PARCEL ONE (34150 Sprague River Road, Sprague River, Oregon, TL 3300; TL 500)

NW ¼ of Section 26, and the E ½ E ½ Section 27, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Containing 320 acres, more or less

PARCEL TWO (34160 Sprague River Road, Sprague River, Oregon, TL 3400)

A tract of land situated in the W ½ NE ¼ of Section 27, Township 36 South, Range 11 East of the Willamette Meridian, as follows:

Beginning at a ¾" iron pipe of the North line of said NE ¼ of Section 27 which bears S. 89°56'42" E. a distance of 662.46 feet from the Northwest corner of said NE ¼; thence continuing S. 89°56'42" E. along said North line a distance of 662.46 feet to a ¾" iron pipe; thence S. 00°14'26" W. a distance of 2639.92 feet to a ¾" iron pipe on the South line of said NE ¼; thence N. 89°56'25" W. a distance of 661.33 feet to a ¾" iron pipe; thence N. 00°12'58" E. a distance of 2639.80 feet to the point of beginning.

Containing 40.19 acres, more or less

PARCEL THREE (34180 Sprague River Road, Sprague River, Oregon, TL 3500)

W ½ W ½ NE ¼ Section 27, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Containing 40.16 acres, more or less

PARCEL FOUR (34628 Sprague River Road, Sprague River, Oregon, TL 600; TL 1500; TL 1400)

The W ½ SW ¼ and the SE ¼ SW ¼ of Section 26, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Containing 120 acres, more or less

PARCEL FIVE (32940 Sprague River Road, Sprague River, Oregon, TL 900; TL 3000; TL 3200;)

The E ½ of Section 22 and that portion of the SW ¼ lying Westerly of the Sprague River Highway of Section 23, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Containing 497.05 acres, more or less

PARCEL SIX (Crystal Springs Road, TL 800)

Lot 3 Tract 1251 OLENE HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Containing 26.73 acres, more or less

PARCEL SEVEN (Chokecherry Court, TL 601)

Parcel 1 of Land Partition 39-00, said Land Partition being a Partition of Parcel 1 of Land Partition 56-98, situated in the SW ¼ NW ¼ Section 10, Township 39 South, Range 10 East, of the Willamette Meridian, Klamath County, Oregon.

Containing 1.73 acres, more or less