

2017-010277

Klamath County, Oregon

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:



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09/12/2017 09:36:37 AM

Fee: \$47.00

RECORDING REQUESTED BY

Jeffrey L. Cottrell, Esq.

AND WHEN RECORDED MAIL THIS DEED

AND MAIL TAX STATEMENT TO:

David S. and Rebecca R. Hoffman, Trustees

9240 Avenida Miravilla

Cherry Valley, CA 92223

STATUTORY WARRANTY DEED

(ORS 93.850)

DAVID HOFFMAN and REBECCA HOFFMAN, with an address of 9240 Avenida Miravilla, Cherry Valley, California 92223 ("Grantors"), convey and warrant to DAVID S. HOFFMAN and REBECCA R. HOFFMAN, Trustees of THE HOFFMAN FAMILY TRUST dated August 10, 2017, ("Grantee"), the following described real property (the "Property") free of encumbrances, except as specifically set forth herein:

Land in Klamath County, Oregon, described more particularly as follows:

Lot 1049 of Running Y Resort, Tract 1427, Phase 12 1st Addition Plat, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account # R890141


The true consideration for this conveyance is \$0.00.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 10th day of August, 2017.

GRANTORS:


DAVID HOFFMAN


REBECCA HOFFMAN

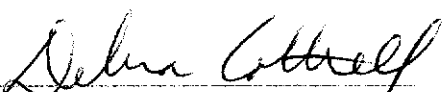
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)

On August 10, 2017, before me, Debra Cottrell, a Notary Public, personally appeared DAVID HOFFMAN and REBECCA HOFFMAN, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entities upon behalf of which the persons acted, executed the document.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Debra Cottrell, Notary

