



THIS SPACE RESERVED FOR

2018-011177

Klamath County, Oregon

09/14/2018 10:42:00 AM

Fee: \$87.00

After recording return to:

Peter H. Messimore

PO Box 872

Pollock Pines, CA 95726

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

Peter H. Messimore

PO Box 872

Pollock Pines, CA 95726

File No. 252404AM

STATUTORY WARRANTY DEED

David E. Hoffman and Sabra A. Hoffman, Trustees of the David E. Hoffman and Sabra A. Hoffman Revocable Living Trust,

Grantor(s), hereby convey and warrant to

Peter H. Messimore,

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:

Lots 124 and 125 in THIRD ADDITION TO SPORTSMAN PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$111,000.00.

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:

2018-2019 Real Property Taxes, a lien not yet due and payable.

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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, 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 9/10/18.

The David E. Hoffman & Sabra A. Hoffman Revocable Living Trust

By: David E. Hoffman Trustee
David E. Hoffman, Trustee

By: Sabra A. Hoffman, Trustee
Sabra A. Hoffman, Trustee

State of Oregon } ss.
County of JACKSON }

On this 10 day of September, 2018, before me, MARION ROSE a Notary Public in and for said state, personally appeared David E. Hoffman and Sabra A. Hoffman known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustees of the David E. Hoffman and Sabra A. Hoffman Revocable Living Trust, and acknowledged to me that ~~he~~she ~~they~~ executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Marion Rose
Notary Public for the State of Oregon
Residing at: ASHLAND OR
Commission Expires: 11-9-20

