



2021-011830

Klamath County, Oregon

08/03/2021 01:56:00 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Michael David Lawson and Zarah Avril Lawson

2417 Crowfoot Rd

Eagle Point, OR 97524

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

Michael David Lawson and Zarah Avril Lawson

2417 Crowfoot Rd

Eagle Point, OR 97524

File No. 476799AM

STATUTORY WARRANTY DEED

**James F. Hoffman and Judith Rae Hoffman,
Trustees of the James and Judith Hoffman Living Trust dated August 25, 2010,**

Grantor(s), hereby convey and warrant to

Michael David Lawson and Zarah Avril Lawson, as Tenants by the Entirety,

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:

Lot 21, Block 76 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 4, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Less and Excepting that portion deeded to the State of Oregon, by and through its Department of Transportation by instrument recorded April 29, 2013 as 2013-004530, records of Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

3711-015D0-04300

The true and actual consideration for this conveyance is \$16,150.00.

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:

2021-2022 Real Property Taxes, a lien not yet due and payable

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 3RD day of AUGUST, 2021

The James and Judith Hoffman Living Trust dated August 25, 2010

James F. Hoffman
James F. Hoffman, Trustee

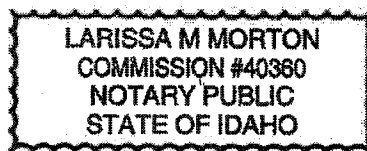
Judith Rae Hoffman
Judith Rae Hoffman, Trustee

State of IDAHO } ss.
County of Kootenai }

On this 3 day of August, 2021, before me, Larissa M Morton a Notary Public in and for said state, personally appeared James F. Hoffman and Judith Rae Hoffman known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The James and Judith Hoffman Living Trust dated August 25, 2010, 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.

Larissa M Morton
Notary Public for the State of IDAHO »
Residing at: Coeur d'Alene ID
Commission Expires: 11/05/2026



Residing in: Coeur d'Alene
My commission expires: 11/05/2026