

13159
KNOW ALL MEN BY THESE PRESENTS, That FLOYD O. HUGHES and LOIS HUGHES,
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THEODORE ZANE CLAWSON and SHARON L. CLAWSON, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Beginning at a point 580 feet North of the SE corner of the W 1/4, Section 30, Township 39 South, Range 11 E.W.M.; thence Northerly 300 feet; thence Westerly 875 feet to the East boundary of Harpold Road; thence Southerly 300 feet, more or less, along said East boundary of Harpold Road; thence Easterly 905 feet to the point of beginning.

SUBJECT TO:

1. Covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record.
2. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.
3. Rights of the public in and to any portion of the herein described premises lying within the limits of any roads and highways.
4. Reservations and restrictions, including the terms and provisions thereof, contained in Deed recorded February 3, 1965 in Deed Volume 359, page 471, records of Klamath County Oregon.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said 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 as set forth hereinabove.

and that grantor will warrant and forever defend the said 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 \$ 27,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 28th day of April, 1976; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Floyd O. Hughes
Lois Hughes

STATE OF OREGON, }
County of Klamath } ss.
April 28, 1976

Personally appeared the above named
Floyd O. Hughes and Lois Hughes

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL) *W. D. Milne*
Notary Public for Oregon
My commission expires: 3-21-77

STATE OF OREGON, County of _____) ss.
_____, 19____

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____

_____ a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. and Mrs. Theodore Zane Clawson
P.O. Box 396
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Dept. of Veterans' Affairs
General Services Bldg., 1225 Ferry, S.E.
Salem, Oregon 97310
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, }
County of KLAMATH } ss.

I certify that the within instrument was received for record on the 29th day of APRIL, 1976, at 12:12 o'clock P.M., and recorded in book M. 76 on page 6326 or as file/reel number 13159, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. MILNE
Recording Officer
By *Hazel Hazel* Deputy

FEE \$ 3.00