

38-12150-5

FORM No. 625 - WARRANTY DEED (Individual or Corporate)

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1-1-74 26045 WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That LEONA M. CONDREY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEPHEN R. HUGHES and KATHY J. HUGHES, husband and wife, hereinafter called the grantees, 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:

Lot 659 in Block 116, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, Klamath County, Oregon.

SUBJECT TO: Reservations, restrictions, rights of way and/or easements of record and those apparent on the land and any and all uncleared exceptions specifically listed in Transamerica Title Insurance Co., Order No. 38-12150, dated February 17, 1977.

1. Taxes for 1976-77 paid as follows in the amount of \$184.31, Veterans Exemption. If the exempt status is terminated under the statute prior to the date on which the assessment roll becomes the tax roll in the year in which said taxes were assessed, an additional tax may be levied. (If space insufficient, continue description on reverse side)
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 hereinabove stated

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 \$ 20,000.00

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 23 day of February, 1977; 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.

Leona M. Condrey

(If executed by a corporation, affix corporate seal)

STATE OF OREGON }
County of Klamath }
February 19 1977

STATE OF OREGON, County of } ss.
Personally appeared }
and

Personally appeared the above named
LEONA M. CONDREY

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

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

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: 6-13-80

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

LEONA M. CONDREY

STATE OF OREGON }
County of KLANATH } ss.

GRANTOR'S NAME AND ADDRESS
STEPHEN R. HUGHES and KATHY J. HUGHES, husband and wife,

I certify that the within instrument was received for record on the 28th day of FEBRUARY, 1977, at 11:42 o'clock A.M., and recorded in book 1177 on page 3469 or as file/reel number 26045.

GRANTOR'S NAME AND ADDRESS
After recording return to:
Stephen R. Hughes
2331 Dawson Ave
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Grant to Grantee is to be delivered to the following address:
Leona M. Condrey
2331 Dawson Ave
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

By Hazel Brazel
Recording Officer
Deputy

FEE \$ 3.00