

26144

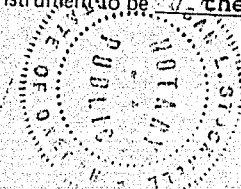
WARRANTY DEED (INDIVIDUAL)

Vol. 77 Page 3602

WILLIAM B. HUGHES, JR. and EVELYN J. HUGHES, husband and wife

hereinafter called grantor, convey(s) to
BENJAMIN J. HICKMAN and CATHERINE F. HICKMAN, husband and wifeof Klamath, State of Oregon, described as:The N $\frac{1}{2}$ NE $\frac{1}{2}$ NE $\frac{1}{2}$ of Section 7, Township 39 South, Range 8 East of the
Willamette Meridian,SUBJECT TO: 1. The rights of the public in and to that portion of
the above property lying within the limits of roads and highways.2. An easement created by instrument, including the terms and
provisions thereof, dated August 26, 1953, recorded September 3,
1953 in Book 262, page 641, in favor of California Oregon Power
Company, for right of way for power lines.3. Reservations of Oil and Minerals, including the terms and
provisions thereof, as set forth in deed from John F. Ashley and
Eve B. Ashley to William R. Owens and Margaret H. Owens, recorded
September 4, 1964 in Book 356 at page 42.
(See reverse side of this document for continuation)and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
as stated above

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 17,500.00Dated this 9 day of February, 1977*William B. Hughes, Jr.*
William B. Hughes, Jr.*Evelyn J. Hughes*
Evelyn J. HughesSTATE OF OREGON, County of Klamath) ss.On this 9 day of February, 1977 personally appeared the above named
William B. Hughes, Jr. & Evelyn J. Hughes and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Susan A. Stockwell

Notary Public for Oregon

My commission expires: 6-13-80The dollar amount should include cash plus all encumbrances existing against the property to which the
property remains subject or which the purchaser agrees to pay or assume.If consideration includes other property or value, add the following: "However, the actual consideration
consists of or includes other property or value given or promised which is part of the/the whole
consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

William B. Hughes, Jr.
Evelyn J. Hughes

TO

Benjamin J. Hickman
Catherine F. Hickman

After Recording Return to:

Benjamin J. Hickman
1981 ErieKlamath Falls, OR 97601
until further notice, send all
tax statements to the above.Form No. 0-960
(Previous Form No. TA 16)

STATE OF OREGON,

County of _____) ss.

I certify that the within instrument was received for record
on the _____ day of _____, 19____,at _____ o'clock _____ M. and recorded in book _____
on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By _____

Title

Deputy

Law
3233
North
Jerry
104 W.
Klamath
After recording return
File

SUBJECT TO: (continued from front side):

3603

4. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied, for the number of years in which this special assessment was in effect for the land.

STATE OF OREGON; COUNTY OF KLAMATH; EL

Filed for record of request of TRANSAMERICA TITLE INS CO

3:42

this 1st day of MARCH A. D. 19 77 at 3 o'clock P. M., and

duly recorded in Vol. M 77 of DEEDS on Page 3602

FEE \$ 6.00

Wm D. MILNE, County Clerk

Hazel Hazel