

27758

WARRANTY DEED (INDIVIDUAL)

1 77

5867

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

DAVID BARTON MC MICHAEL, a single man

of Klamath, State of Oregon, described as:

The N $\frac{1}{2}$ S $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 6, Township 39 South, Range 8 East of the Willamette Meridian, SUBJECT TO AND TOGETHER WITH an easement 30 feet in width for roadway purposes over and across the Easterly 30 feet of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 6, Township 39 South, Range 8 East of the Willamette Meridian.

Subject to the following:

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.

2. Right of way for pole line conveyed by Louis Soukup and Mildred D. Soukup, husband and wife to California Oregon Power Company, dated (continued on reverse side)

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except those 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 \$ 10,000.00.

Dated this 7th day of April, 19 77.

William B. Hughes
Evelyn J. Hughes

STATE OF OREGON, County of Klamath) ss.

April 7, 1977 personally appeared the above named William B. Hughes, Jr. and Evelyn J. Hughes and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Kathy R. Mallam

Notary Public for Oregon

My commission expires: 6-13-80

* The 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)

HUGHES

TO

MC MICHAEL

After Recording Return to: TA
Taxes to:
David Barton McMichael
1602 Bayou Homes Drive
Galveston, Texas 77551

STATE OF OREGON,

) ss.

County of _____)

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.

Title

By _____

Deputy

(continued from reverse side)

August 26, 1953, recorded September 3, 1953 in Deed Volume 262 at page 641.

3. Reservations of Oil and Minerals, including the terms and provisions thereof, as set forth in Deed from John S. Ashley and Eve B. Ashley, husband and wife, to William R. Owens and Margaret H. Owens, husband and wife, recorded September 4, 1964 in Volume 356 at page 42.

4. Right of way easement for power line granted to Pacific Power & Light Co., recorded May 17, 1966 in Microfilm Records M66 at page 5254. (Affects SE $\frac{1}{4}$ of Section 6, Twp. 39 S., R 8 EWM.)

5. 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; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO.
this 8th day of APRIL A. D. 1977 at 10:35 o'clock AM and
duly recorded in Vol. M 77, of DEEDS on Fee- 5867.

FEES \$ 6.00

Wm D. MILNE, County Clerk

[Signature]