

T/A 38-12916-M

33014

WARRANTY DEED (INDIVIDUAL)

Vol. 77 Page 13182

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

EDWIN K. GIBBONS and DIANNE K. GIBBONS, husband and wife

of Klamath, State of Oregon, described as:

The ~~SW~~^{SE}~~1/4~~^{1/4} of Section 6, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon together with an easement 30 feet in width for Roadway purposes over and across the Easterly 30 feet of the ~~SE~~^{SE}~~1/4~~^{1/4} of Section 6, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon

SUBJECT TO:

1. Right of way for pole line conveyed by Louis Soukup and Mildred D. Soukup, husband and wife, to California Oregon Power Company, dated August 26, 1953, recorded September 3, 1953 in Book 262 at page 641, Deed Records.
2. 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.

-----continued on reverse-----
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as shown above and on reverse page.

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 25th day of July, 19 77

William B. Hughes, Jr.
William B. Hughes, Jr.

Evelyn J. Hughes
Evelyn J. Hughes

STATE OF OREGON, County of Klamath) ss.

On this 25th day of July, 19 77 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:

Eileen J. Glawe
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

Gibbons

After Recording Return to:

Mr. Edwin K. Gibbons
1528 Ogden St.
Klamath Falls, OR 97601
Taxes too

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

By _____ Deputy

Continued-----

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3. Right of way easement for power line granted to Pacific Power & Light Co., recorded May 17, 1966 in Microfilm Records M-66 at page 5254. (affects SE $\frac{1}{4}$ of Section 6-39-8)

4. Subject to an unrecorded fencing agreement between William L. Rawn Sr. and Weyerhaeuser Timber Company, as disclosed by that certain instrument recorded August 15, 1968 in Book M-68 at page 7416, Microfilm Records.

5. Taxes for the year 1977-78 are now a lien but not yet payable.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~XXXXXX~~ of

this 25 day of July

A. D. 1977

at 3:53 clock P.M.

duly recorded in Vol. M 77, of

Deeds

on Pg. 13182

W. D. MILNE, County

Fee \$6.00

By *Hazel Unzagal*

NOTE: The Trust Deed Act provides that the property of this state, its subdivisions, or savings and loan association