

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT, that WILLIAM B. HUGHES, hereinafter called the grantor, in consideration of Twenty Thousand Dollars (\$20,000.00), to grantor paid by KENNETH L. PHILLIPS, and COLLEEN H. PHILLIPS, husband and wife, and WILLIAM A. PHILLIPS, and DONNA L. PHILLIPS, husband and wife, 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, more particularly described as set forth in Attachment 1 attached hereto and thereby made a part hereof as if fully set forth herein.

To Have and to Hold, the above described and granted premises unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby conveys 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 the following exceptions:

- (1) Right-of-way for pole line conveyed by Louis Soukup and Mildred D. Soukup, husband and wife, to the California Oregon Power Company, dated August 26, 1953, recorded September 3, 1953, in Deed Volume 262 at page 641, Records of Klamath County, Oregon.
- (2) Reservation of Oil and Minerals, including the terms and provisions thereof, as set forth in deed from John S. Ashley and Eva B. Ashley, husband and wife, to William R. Owens and Margret H. Owens, husband and wife, recorded September 4, 1946, in Volume 356 at page 42, Deed Records of Klamath County, Oregon.
- (3) Easements and right-of-way of record and apparent thereon.

and that grantor will and grantor's heirs, executors and administrators shall warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

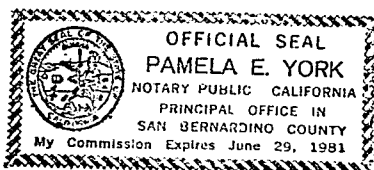
In construing this deed and where the context so requires, the singular includes the plural.

WITNESS GRANTOR'S HAND AND SEAL THIS 8th day of August, 1980.

William B. Hughes
William B. Hughes

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) ss.

On Aug. 8, 1980 before me, the undersigned, a Notary Public in and for said State, personally appeared WILLIAM B. HUGHES, known to me to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same.



Pamela E. York
Notary Public in and for said
County and State.

21
PP 3
28
AUG 28
1980

Attachment 1

16374
S1/2S1/2SE1/4SE1/4, in Section 6, Township 39 South, Range
8 East of the Willamette Meridian.

Warranty Deed-Page 2-Attachment 1

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Kenneth Phillips

this 28th day of August A. D. 1980 at 3:21 o'clock P. M., on-
ly recorded in Vol. M80, of Deeds on Page 6373

Wm D. MILNE, County Clerk

By Lunetha S. Litch

Fee \$7.00

Kenneth Phillips
1016 Washington St,
Colma, Ca 94015