

13372
KNOW ALL MEN BY THESE PRESENTS, That JOHN R. WELLS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES F. HUGHES, hereinafter called the grantee, 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:

That portion of the N $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Easterly of the Chiloquin-Klamath Agency Highway, EXCEPT THEREFROM the North 326 feet thereof.

(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 above stated, & liens, assessments, rules & regulations for irrigation, drainage & sewage, & reservations, restrictions, easements & rights of way of record and those apparent on the land, 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 \$ 34,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.) 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 7th day of June, 1980; 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.

JOHN R. WELLS

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.
County of Klamath
June 9, 1980

Personally appeared the above named John R. Wells

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

Before me, Darlene J. Addington
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 3-22-81

STATE OF OREGON, County of _____) ss.
_____, 19____
Personally appeared _____ and _____ 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 _____, 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: _____

JOHN R. WELLS
GRANTOR'S NAME AND ADDRESS
JAMES R. HUGHES
GRANTEE'S NAME AND ADDRESS
After recording return to:
JAMES F. HUGHES
PO BOX 376 CHILOQUIN, OR 97624
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
JAMES F. HUGHES
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath
I certify that the within instrument was received for record on the 8 day of July, 1982 at 4:30 o'clock P.M., and recorded in book/reel/volume No. M. 82 on page 8607 or as document/fee/file/instrument/microfilm No. 13372, Record of Deeds of said county.
Witness my hand and seal of County affixed.
Evelyn Biehn, County Clerk
By Joyce McThum Deputy
Fee \$4.00