

KNOW ALL MEN BY THESE PRESENTS, That JAMES F. HUGHES *MSV* Page 8608

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by JAMES L. ALBION and HELEN M. ALBION, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A portion of that tract of land described in Volume M80, page 24962, Deed Records of Klamath County, Oregon, said portion being more particularly described on the attached EXHIBIT "A"

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Agreement for Easement, including the terms and provisions thereof,
Dated : April 23, 1980
Recorded : May 5, 1980
Volume : M80, page 8260, Microfilm Records of Klamath County, Oregon
In favor of: Clarence R. Wells
For : Ingress and egress

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)
To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed 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 \$ -0-
However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).⁽¹⁾ (The sentence between the symbols ⁽¹⁾, 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 30th day of June, 1982; 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.

(If executed by a corporation, affix corporate seal)

James F. Hughes
James F. Hughes

STATE OF OREGON,
County of Klamath } ss.
June 30, 1982

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

_____ 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 _____

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 7-16-84

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

James F. Hughes

Star Rt. Box 182

Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

James L. and Helen M. Albion

Star Rt. Box 182

Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

Winema Real Estate

P.O. Box 376

Chiloquin, OR 97624

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

James L. and Helen M. Albion

Star Rt. Box 182

Chiloquin, OR 97624

NAME, ADDRESS, ZIP

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 reel volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____ Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____

Deputy

SPACE RESERVED FOR RECORDER'S USE

EXHIBIT "A"

8609

A portion of that tract of land described in Volume M80, page 24962, of Deed Records of Klamath County, Oregon, said portion being more particularly described as follows:

Commencing at the Northwest corner of the above described tract of land, said corner marked with a 5/8" iron rod; thence North 89° 48' 06" East, 420.00 feet along the North boundary of said tract of land to a 5/8" iron rod and the true point of beginning of this description; thence continuing along said North boundary North 89° 48' 06" East, 474.26 feet to a 5/8" iron rod; thence South 00° 05' 25" East, 344.26 feet to a 5/8" iron rod on the South boundary of said tract of land; thence South 89° 55' 16" West, 344.90 feet along said South boundary to a 5/8" iron rod; thence North 20° 44' 15" West, 366.86 feet to the true point of beginning, with bearings based on Major Partition 81-10 on file in the office of the Klamath County Engineer.

SUBJECT TO: A road easement 30 feet in width for ingress and egress over and across the North 30 feet of the above described parcel.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

this 8 day of July A. D. 19 82 at 4:30 o'clock P. M. 8608

duly recorded in Vol. M 82, of Deeds on a c 8608

Fee \$8.00

By

EV. LYN BIEHN, County Clerk

Joyce McArthur