

KNOW ALL MEN BY THESE PRESENTS, That FRED A. LARSON and GLADYS E. LARSON, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TOMMY J. HUGHES and MARCIA L. HUGHES, husband and wife, 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:

The Northerly 80 feet of Tract 15 of GARDEN TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

84 JUL 23 PM 3 16

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

MOUNTAIN TITLE COMPANY INC.

- continued from the reverse side of this deed -

(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 stated on the reverse side 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 \$ 40,000.00. However, the actual consideration consists of or includes other property, the value of which is the whole consideration for this transfer. (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 13 day of July, 1984; 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)

GLADYS E. LARSON attorney-in-fact for FRED A. LARSON
GLADYS E. LARSON
GLADYS E. LARSON

STATE OF OREGON,)
County of Klamath) ss.
July, 1984

STATE OF OREGON, County of) ss.
19

Personally appeared the above named GLADYS E. LARSON, for herself and as attorney-in-fact for FRED A. LARSON.

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

(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 7/13/85

Personally appeared and 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:

Fred A. & Gladys E. Larson

GRANTOR'S NAME AND ADDRESS

Tommy J. & Marcia L. Hughes
1630 Etna
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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 or as file/reel number.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Recording Officer
Deputy

SPACE RESERVED FOR RECORDER'S USE

- continued from the reverse side of this deed -

SUBJECT TO:

1. Regulations, easements, water, and irrigation rights in connection with Klamath Project and the Enterprise Irrigation District.
2. Rules and regulations of the South Suburban Sanitary District.
3. Reservations in deed from Joe Kraus, a single man to Earl Freeman dated April 8, 1938, recorded May 16, 1940 in Volume 129, page 268, Deed Records of Klamath County, Oregon, as follows:
"subject, however, to an easement for ditches and/or pile ines to convey water for irrigation along the West side of the above described tract for the benefit of adjoining property owners."
4. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
Dated: October 25, 1977
Recorded: November 1, 1977
Volume: M77, page 20942, Microfilm Records of Klamath County, Oregon
Amount: \$23,900.00
Grantor: Fred A. Larson and Gladys E. Larson, husband and wife
Trustee: William Sisemore
Beneficiary: Klamath First Federal Savings and Loan Association, Klamath Falls, Oregon

The Grantees named on the reverse side of this deed hereby agree to assume and pay the above described Trust Deed.

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 23 day of July A.D. 19 84
at 3:16 o'clock P M, and duly
recorded in Vol. M84 of Deeds
Page 12407

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00