

85995

WARRANTY DEED
MTC-19523P

Vol. 1788 Page 5000

KNOW ALL MEN BY THESE PRESENTS, That DIANE LEA CHEYNE & BEVERLY RAE WALKER, as tenants in common, each as to an undivided 1/2 interest hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MATTHEW TROY 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:

SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED.



MOUNTAIN TITLE COMPANY

This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

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 those of record and 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 \$ 30,000.00

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 4th day of April, 1988; 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)

Diane Lea Cheyne
Diane Lea Cheyne

Beverly Rae Walker
Beverly Rae Walker

STATE OF OREGON, } ss.
County of Klamath
4-4, 1988

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.

and, acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon
My commission expires: 8-16-88

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Diane Lea Cheyne Rt. 1, Box 617 Klamath Falls, OR 97603
Beverly Rae Walker 159 Emerson St. #8 Palo Alto, CA 94301
MATTHEW TROY HUGHES
PO Box 707
Merrill OR 97633-0707

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

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

5001

Beginning at a point 40 feet South and 114 feet 7 inches East of corner common to Sections 1 and 2 and 11 and 12, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, thence South a distance of 101 feet 6 inches; thence East 55 feet, 5 inches; thence North 101 feet 6 inches; thence West 55 feet 5 inches to point of beginning, being a portion of Lot 2 in Section 12 in said Township and Range.

Tax Account No.: 4110 012BB 01700 OU1
4110 012BB 01700 OU2

Together with an easement for ingress and egress over the North 30 feet of the following described property:

Beginning at a point 50 feet East and 157.5 feet South of the Section corner common to Sections 1, 2, 11 and 12, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence East a distance of 64 feet 7 inches; thence North 16 feet; thence East a distance of 125.5 feet; thence South a distance of 100 feet; thence West a distance of 190.2 feet; thence North 84 feet to the point of beginning, and being a portion of Lot 2 of Section 12, Township 41 South, Range 10 East of the Willamette Meridian.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 7th day
of April A.D. 19 88 at 2:17 o'clock P M., and duly recorded in Vol. M88
of Deeds on Page 5000
Evelyn Biehn County Clerk
By Bernetha A. Ketch

FEE \$15.00

