

WARRANTY DEED

83587

MTC-19834P

KNOW ALL MEN BY THESE PRESENTS, That JIMMIE R. HUGHES & BARBARA L. HUGHES, Husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KENNETH DALE CLOPP & JUDITH ANN CLOPP, husband and wife

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 \$ 66,500.00

Howsoever the same may be hereafter determined, the whole or any part thereof, and 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 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 24th day of June, 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)

Jimmie R. Hughes

Jimmie R. Hughes

Barbara L. Hughes

Barbara L. Hughes

STATE OF OREGON, County of _____) ss.

STATE OF OREGON,

County of Klamath

6/24, 1988

Personally appeared the above named

Jimmie R. Hughes & Barbara L. Hughes

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

Before me, _____

Notary Public for Oregon

My commission expires: 8-16-81

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

JIMMIE R. & BARBARA L. HUGHES

PO Box 704
Silver City, N.M. 88062

GRANTOR'S NAME AND ADDRESS

KENNETH DALE CLOPP & JUDITH ANN CLOPP

PO Box H
Merrill, OR 97633

GRANTEE'S NAME AND ADDRESS

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,

County of Klamath

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.

SPACE RESERVED FOR RECORDER'S USE

Recording Officer

By

Deputy

9928A

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

All that portion of Lot 2, Section 12, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point which is East 809 feet and South 40 feet from the Northwest corner of said Section 12; thence East 51 feet; thence South to the meander line of the North Bank of Lost River; thence Westerly along the said meander line to a point due South of the point of beginning; thence North to the point of beginning.

PARCEL 2:

All that portion of Lot 2, Section 12, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which lies West 1,777.36 feet and South 40 feet from the quarter corner common to Sections 1 and 12 of said Township and Range; thence East 140.36 feet, more or less, to the Northwest corner of that parcel conveyed to J. A. McDonald, et ux, by deed dated June 12, 1948, recorded June 16, 1948 in Book 221 at page 482, Deed Records of Klamath County, Oregon, thence South, along the West line of the said McDonald parcel, to the meander line on the North Bank of Lost River; thence Westerly along the said meander line to a point due South of the point of beginning; thence North to the point of beginning.

Tax Account No.: 4110 012BB 00500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co.
of June A.D., 1988 at 3:23 o'clock P. M., and duly recorded in Vol. M88
of Deeds on Page 9928

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline Muelendae