

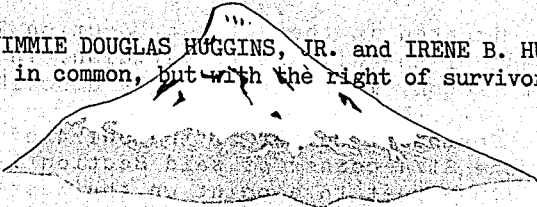
MTC-20492K
KNOW ALL MEN BY THESE PRESENTS, That

BEVERLY L. WRIGHT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JIMMIE D. HUGGINS and ALFREDA M. HUGGINS, husband and wife, and **see continued below, 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 ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

**Grantees continued - JIMMIE DOUGLAS HUGGINS, JR. and IRENE B. HUGGINS, husband and wife, not as tenants in common, but with the right of survivorship



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 all those of record 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 \$ 20,000.00

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 10th day of November, 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)

BEVERLY L. WRIGHT

STATE OF OREGON,

County of Klamath

} ss.

November 16, 1988

Personally appeared the above named

GLENN D. RAMIREZ as attorney-in-fact for BEVERLY L. WRIGHT

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/91

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:

BEVERLY L. WRIGHT

c/o Glenn D. Ramirez, 513 Walnut Ave.
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

JIMMIE D. HUGGINS, ALFREDA M. HUGGINS, JIMMIE DOUGLAS HUGGINS, JR. & IRENE B. HUGGINS,

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

M.J.C.

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,

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 _____ 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

Order No.: 20472-K

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the Southeast corner of the SW1/4 of Section 7, said point also being the S1/4 corner of said Section 7; thence North 89 degrees 42' West 770.3 feet to a point on the Westerly right of way of Wocus Road; thence North 06 degrees 02' East along the Westerly right of way of said Wocus Road 1446.9 feet to a 1/2" iron pin marking the true point of beginning of this description; thence from said true point of beginning North 06 degrees 02' East along the Westerly right of way of said Wocus Road 180.00 feet to a 1/2" iron pin; thence North 89 degrees 49' West 360.00 feet to a 1/2" iron pin; thence South 00 degrees 11' West 179.07 feet to a 1/2" iron pin; thence South 89 degrees 49' East 341.65 feet to the true point of beginning.

Tax Account No.: 3809 007C0 03800

SUBJECT TO: Liens and encumbrances apparent upon the land, if any, including the following:

1. 1985-1986 real property taxes, delinquent. Amount: \$1,157.54, plus interest.
2. 1986-1987 real property taxes, delinquent. Amount: \$900.79, plus interest.
3. 1987-1988 real property taxes, delinquent. Amount: \$1,060.42, plus interest.
4. 1988-1989 real property taxes, due and payable. Amount: \$1,097.59, plus interest.
5. A judgment for the amount herein stated and any other amounts due;
Case No.: 84-158 TJ
Entered: August 23, 1984
Amount: \$564.07, plus interest, if any
Debtor: Beverly L. Wright
Creditor: Carter Jones Collection Service
6. A judgment for the amount herein stated and any other amounts due;
Case No.: 84-164 TJ
Entered: August 31, 1984
Amount: \$183.95, plus interest, if any
Debtor: Beverly L. Wright
Creditor: Klamath Basin Collection Service, Inc.
7. A judgment for the amount herein stated and any other amounts due;
Case No.: 85-141 TJ
Entered: October 9, 1985
Amount: \$1,492.99, plus interest, if any
Debtor: Beverly L. Wright aka Beverly L. Charles
Creditor: Carter Jones Collection Service, Inc.
8. A judgment for the amount herein stated and any other amounts due;
Case No.: 87-144 TJ
Entered: August 26, 1987
Amount: \$3,617.16, plus interest, if any
Debtor: Beverly L. Wright aka Beverly L. Charles
Creditor: Carter Jones Collection Service, Inc.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 18th day
of Nov. A.D., 19 88 at 12:44 o'clock P.M., and duly recorded in Vol. M88
of Deeds on Page 19545.
FEE \$13.00
Evelyn Biehn
By Doulene Mullens County Clerk