

KNOW ALL MEN BY THESE PRESENTS, That HAROLD L. STURGEON AND DEBORAH STURGEON, as

tenants by the entirety  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TOMMY J. HUGHES AND MARCIA L. HUGHES as tenants by the entirety and NANCY L. McMAHON all \*, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of \_\_\_\_\_ and State of Oregon, described as follows, to-wit:  
\*not as tenants in common but with the right of survivorship\*

Lot 16 in Block 4 of TRACT 1087, FIRST ADDITION TO BANYON PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No. 41-3909-14BA-5400  
Key No. 571508

"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 and the above granted premises, free from all encumbrances except those of record and apparent to the land

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 \$ 44,000.00.  
However, the actual consideration consists of: XXXXXX (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 12th day of May, 1989; 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.

Harold L. Sturgeon  
Harold L. Sturgeon

Deborah L. Sturgeon  
Deborah Sturgeon  
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: \_\_\_\_\_

Before me: B. Dean Phillips  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 3-2-92

Harold & Deborah Sturgeon  
927 McClellan  
Klamath Falls, Oregon 97603  
GRANTOR'S NAME AND ADDRESS  
Nancy L. McMahon  
Tommy J. & Marcia L. Hughes  
4710 Alpine Drive  
Klamath Falls, Oregon 97603  
GRANTEE'S NAME AND ADDRESS  
After recording return to:  
KLAMATH FIRST FEDERAL S&LA  
2943 SOUTH SIXTH STREET  
KLAMATH FALLS, OREGON 97603  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address:  
KLAMATH FIRST FEDERAL S&LA  
2943 SOUTH SIXTH STREET  
KLAMATH FALLS, OREGON 97603  
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.  
I certify that the within instrument was received for record on the 12th day of May, 1989, at 12:31 o'clock P.M., and recorded in book M89 on page 8185 or as file/roll number 103.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Pauline Muller Deputy

Fee \$8.00