

KNOW ALL MEN BY THESE PRESENTS, That Elvie Hughes also known as Elvie L. Hughes and Lillian Hughes also known as Lillian R. Hughes hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Charles D. Mrkvicka and Nancy J. Mrkvicka, husband and wife, 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 Klamath and State of Oregon, described as follows, to-wit:

See attached Exhibit "A"

"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, apparent on the ground and common to the area.

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. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (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 2nd day of May, 19 90; 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.

Elvie Hughes AKA Elvie L. Hughes  
Elvie Hughes AKA Elvie L. Hughes

Lillian R. Hughes also known as Lillian R. Hughes  
Lillian Hughes AKA Lillian R. Hughes

STATE OF OREGON, )  
County of Klamath ) ss.  
May 2, 19 90.

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)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-31-91

Notary Public for Oregon

My commission expires:

Mr. & Mrs. Hughes,  
c/o KFF

GRANTOR'S NAME AND ADDRESS

Charles D. & Nancy J. Mrkvicka  
P. O. Box 544  
Bly, Oregon 97622

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,

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

MTC NO: 23464

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

Lots 1, 2 and 3, Block 3 of NORTH BLY, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and adjoining sixty foot vacated Stewart Street, vacated by Order of Vacation recorded July 22, 1955 in Volume 276, page 160, Deed Records of Klamath County, Oregon.

Tax Account No: 3614 034DC 03100  
3614 034DC 00300

**PARCEL 2:**

Vacated Lots 10, 11 and 12 of Block 3; Vacated Lots 1, 2, and 3 of Block 4, together with the vacated portion of Garden Avenue adjacent thereto in the vacated portion of NORTH BLY, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, vacated by order filed January 16, 1952 in Klamath County Commissioners Journal 21 page 158.

Tax Account No: 3614 034DC 03000

**PARCEL 3:**

The adjoining 60 foot vacated Stewart Street adjacent to:

Vacated Lots 10, 11 and 12 of Block 3; Vacated Lots 1, 2, and 3 of Block 4, together with the vacated portion of Garden Avenue adjacent thereto in the vacated portion of NORTH BLY, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, vacated by order filed January 16, 1952 in Klamath County Commissioners Journal 21 page 158.

Tax Account No: 3614 034DC 03000  
3614 034DC 00100  
3614 034DC 00300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 3rd day  
of May A.D., 19 90 at 10:34 o'clock A.M., and duly recorded in Vol. M90,  
of Deeds on Page 8365.

FEE \$33.00

Evelyn Biehn - County Clerk

By Pauline Mulvaney