

44502

2001-1B WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

LUCILLE M. GIVAN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called TOMMY J. HUGHES and MARCIA L. HUGHES, husband and wife the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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:

PLEASE 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 and those apparent upon the land, if any, as 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 5 day of May, 1992; 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.

Lucille M. Givan
LUCILLE M. GIVAN

STATE OF OREGON,

County of Klamath

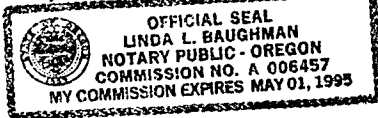
May 5, 1992 ss.

Personally appeared the above named _____
LUCILLE M. GIVAN

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

Before me:

Linda L. Baughman
Notary Public for Oregon

My commission expires: 5-1-95

STATE OF OREGON, County of _____ ss.

The foregoing instrument was acknowledged before me this _____, 19____, by _____,

_____ president, and by _____,

_____ secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____

My commission expires: _____

(SEAL)

LUCILLE M. GIVAN

5209 Shasta Way
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

TOMMY J. HUGHES and MARCIA L. HUGHES

4016 Mack Ave
KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

TOMMY J. HUGHES and MARCIA L. HUGHES

4016 Mack Ave
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

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

TOMMY J. HUGHES and MARCIA L. HUGHES

4016 Mack Ave
KLAMATH FALLS, OR 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.

SPACE RESERVED

FOR

RECORDERS USE.

By _____ Recording Officer
Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A piece or parcel of land situate in the S1/2 NW1/4 SE1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the center line of a 60 foot roadway from which the quarter section corner common to Sections 11 and 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon bears South 89 degrees 28' West along the said roadway center line 756.1 feet and South 0 degrees 09' East, along the North and South center line of said Section 11, as marked on the ground by a well established fence line 1663.6 feet and running thence North 0 degrees 12' West 311.6 feet; thence South 89 degrees 31' East 75.0 feet; thence South 0 degrees 12' East 310.2 feet, more or less, to the center line of the above mentioned roadway; thence South 89 degrees 28' West 75.0 feet, more or less, to the point of beginning.

PARCEL 2:

A piece or parcel of land situate in the S1/2 NW1/4 SE1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and more particularly described as follows:

Beginning at a point in the center line of a 60 foot roadway from which the quarter section corner common to Sections 11 and 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, bears South 89 degrees 28' West along the said roadway center line 831.1 feet and South 0 degrees 09' East along the North and South center line of said Section 11 as marked on the ground by a well established fence line 1663.6 feet and running thence from said beginning point, North 0 degrees 12' West 310.2 feet; thence South 89 degrees 31' East 75.0 feet; thence South 0 degrees 12' East 308.9 feet, more or less, to the center line of the before mentioned roadway; thence South 89 degrees 28' West 75.0 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 5th day
of May A.D., 19 92 at 2:45 o'clock P.M., and duly recorded in Vol. M92,
of Deeds on Page 9793.
By Evelyn Biehn, County Clerk
Donna C. Anderson

FEE \$35.00