

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That THE NEVIN 1982 FAMILY TRUST TRUSTEE OF THE SURVIVORS TRUST OF

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KENNETH J. HUGHES and JEAN J. HUGHES, husband and wife, hereinafter called 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:

All that portion of Government Lot 10 in Section 8, Township 35 South, Range 7 East of the Willamette Meridian, lying Southwesterly of State Highway No. 62, Klamath County, Oregon.

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 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 \$ 35,000.00

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 27 day of May, 1993; 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.

STATE OF OREGON, County of Klamath, 1993

THE NEVIN 1982 FAMILY TRUST PENNY L. LASSETT, CO-TRUSTEE CARRIE NEVIN, CO-TRUSTEE

Personally appeared the above named THE NEVIN 1982 FAMILY TRUST

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

Before me: Mary Kenneally Notary Public for Oregon My commission expires 4/20/96



STATE OF OREGON, County of Klamath, 1993. The foregoing instrument was acknowledged before me this day of June, 1993, by Penny L. Lasset, president, and by Carrie Nevin, secretary of

a corporation, on behalf of the corporation. Notary Public for Oregon My commission expires: (SEAL)

THE NEVIN 1982 FAMILY TRUST 17025 HWY 140 E. DAIRY, OR 97625

GRANTOR'S NAME AND ADDRESS KENNETH J. HUGHES 34219 GLEN DRIVE CHILOQUIN, OR 97624

GRANTEE'S NAME AND ADDRESS KENNETH J. HUGHES 34219 GLEN DRIVE CHILOQUIN, OR 97624

NAME, ADDRESS, ZIP KENNETH J. HUGHES 34219 GLEN DRIVE CHILOQUIN, OR 97624

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

STATE OF OREGON, County of Klamath, ss. I certify that the within instrument was received for record on the 2nd day of June, 1993, at 9:38 o'clock A.M., and recorded in book M93 on page 12537 or as file/reel number 62353. Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk Recording Officer B. Pauline Mulinda, Deputy

Fee \$30.00