

* * W A R R A N T Y D E E D * *

(OREGON STATUTORY FORM)

WE, T. R. HUGHES and FRANCES HUGHES, husband and wife, as to an undivided one-half (50%) interest in PARCEL 1, and also acquiring title as TILLMAN ROY HUGHES and FRANCES HARRIET HUGHES, husband and wife, as to a full (100%) interest in PARCEL 2, (Grantors),

do grant, release, convey and warrant to:

T. R. HUGHES, TRUSTEE and
FRANCES H. HUGHES, TRUSTEE
of the HUGHES FAMILY TRUST,
u.a.d. JUNE 3, 1994 (Grantees),

as to said undivided one-half (50%) interest in PARCEL 1 and said full (100%) interest in PARCEL 2, being the following described real properties situated in KLAMATH COUNTY in the State of OREGON, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF.

The said property is free from encumbrances except: Covenants, conditions, restrictions, liens and easements of record.

The true CONSIDERATION for this conveyance is NONE. The Transfer is to Inter Vivos Trust of T. R. HUGHES and FRANCES H. HUGHES.

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 USES.

DATED this 3rd day of JUNE, 1994.

x T. R. Hughes
T. R. HUGHES, aat

x Tillman Roy Hughes
TILLMAN ROY HUGHES

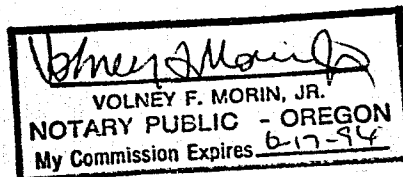
x Frances Hughes
FRANCES HUGHES, aat

x Frances Harriet Hughes
FRANCES HARRIET HUGHES

STATE OF OREGON)
) ss.
County of KLAMATH)

On this 3rd day of JUNE, 1994, personally appeared the above named T. R. HUGHES and FRANCES HUGHES, husband and wife, and also acquiring title as TILLMAN ROY HUGHES and FRANCES HARRIET HUGHES, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:



MAIL RECORDED DEED and, un-
til a change is requested,
all TAX STATEMENTS to:

MR. & MRS. T. R. HUGHES
33445 WITAM BLUFF DRIVE
CHILOQUIN, OREGON 97624

(NOTARY SEAL)

WARRANTY DEED - PAGE 1 of 2

EXHIBIT "A"

PARCEL 1:

Lot 14, Block 4, TRACT NO. 1065, IRISH BEND, according to the official plat thereof on file in the County Clerk's Office of Klamath County, Oregon: TOGETHER WITH an undivided 1/90th interest in and to Lot 12, Block 4, TRACT NO. 1065, IRISH BEND.

SUBJECT TO:

1. Restrictions as contained in plat dedication, to wit:
"Said plat being subject to the following restrictions: (1) 25 foot building set back from all front lot lines and all side lot lines adjacent to a street. (2) 16 foot wide public utilities easements centered on all side and back lot lines with any improvements placed thereon to be at the lot owners risk. (3) One foot reserve strips (street plugs) as shown on the annexed plat to be dedicated to Klamath County and later released by resolution of the County Commissioners when the adjoining property is developed. (4) All sanitary facilities subject to the approval of the County Sanitarian. (5) Lot 12 of Block 4 will be restricted for river access and recreational purposes; there will be no dwellings constructed thereon. (6) Vehicular access to Williamson River-Chiloquin Highway is hereby vacated on Lot 2 of Block 1 and Lots 5, 6, 7, 13, 14, 16, 17, and 18 of Block 5. (7) All easements, covenants, and restrictions of record."
2. An easement created by instrument, including the terms and provisions thereof,
Dated: September 20, 1965
Recorded: October 6, 1965
Volume: M65, page 2344 and 2357, Microfilm Records of Klamath County, Oregon
In favor of: Pacific Power & Light Co., a Maine corporation
For: A 20 foot wide right of way
3. Declaration of Restrictions, including the terms and provisions thereof, recorded May 9, 1973, in Volume M73, page 5588, Microfilm Records of Klamath County, Oregon.
4. Rights of the public and of governmental bodies in and to any portion of the herein described premises lying below the high water mark of the Williamson River.
5. Reservations and restrictions as contained in Deed to the property owners of Tract 1056, IRISH BEND, recorded November 1, 1979, in Volume M79, page 24774, Microfilm Records of Klamath County, Oregon:
"Each 1/90th interest shall not be severable from the lot to which it attaches."
(Affects Lot 12, Block 4)

PARCEL 2:

Lot 15 in Block 4 of Tract No. 1065 IRISH BEND

SUBJECT, however to the following:

1. An easement created by instrument, including the terms and provisions thereof,
Dated : September 20, 1965
Recorded : October 6, 1965 Book: M-65 Page: 2355 & 2357
In favor of : Pacific Power & Light Co., a Maine Corporation
For : A 20 foot wide right of way
(no exact location)
2. Restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, as shown on the recorded plat of Irish Bend.
3. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,
Recorded : May 9, 1973 Book: M-73 Page: 5588

(FOR RECORDER'S USE)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Volney F. Morin Jr. the 7th day
of June A.D. 19 94 at 9:10 o'clock A M., and duly recorded in Vol. M94
of Deeds on Page 17722

FEE \$35.00

Evelyn Biehn
By Pauline Muelendore County Clerk