

09-21-95A11:30 RCVD

WARRANTY DEED STATE OF OREGON,
County of Klamath ss.

ASPEN TITLE ESCROW NO. 05043534

AFTER RECORDING RETURN TO:
JAMES M. & JULIE A. HUGHES
426 NORTH 4TH STREET
KLAMATH FALLS, OREGON 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

Filed for record at request of:

Aspen Title & Escrow
on this 21st day of Sept A.D., 19 95
at 11:30 o'clock A M. and duly recorded
in Vol. M95 of Deeds Page 25559
Bernetha G. Ietsch County Clerk
By Annette Mueller Deputy.
Fee, \$30.00

LAWRENCE WALTER TIBBS, hereinafter called GRANTOR(S), convey(s)
to JAMES M. HUGHES AND JULIE A. HUGHES, HUSBAND AND WIFE,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

Lot 1, Block 48, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, in
the County of Klamath, State of Oregon.

CODE 1 MAP 3809-32BA TAX LOT 12900

"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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

And covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, and will warrant
and defend the same against all persons who may lawfully claim
the same, except as shown above.

The true and actual consideration for this transfer is
\$76,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 18TH DAY OF SEPTEMBER, 1995

Lawrence Walter Tibbs by Larry Popplewell
LAWRENCE WALTER TIBBS BY LARRY POPPLEWELL
HIS ATTORNEY IN FACT

STATE OF OregonCounty of Klamath

LARRY POPPLEWELL AS ATTORNEY IN FACT FOR
On September 19, 1995, LAWRENCE WALTER TIBBS personally appeared
before me,

 who is personally known to me
XX whose identity I proved on the basis of ID
 whose identity I proved on the oath/affirmation of

 , a credible witness
to be the signer of the above document, and he/she acknowledged
that he/she signed it.

Debra B. Buckingham
Notary Public for Oregon
My Commission Expires: 12-19-96

