

## WARRANTY DEED

MTC 39606-KA

TOMMY J. HUGHES and MARCIA L. HUGHES, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to: NANCY L. MC MAHON and RICKY L. MC MAHON, husband and wife, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE  
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:  
and the 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.

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 30.930.

The true and actual consideration for this conveyance is \$ 140,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5225 BRISTOL AVE., KLAMATH FALLS, OR 97603

Dated this 15 day of October, 1996.

Tommy J. Hughes  
TOMMY J. HUGHES

Marcia L. Hughes  
MARCIA L. HUGHES

## NOTARY ACKNOWLEDGEMENT

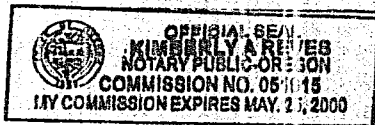
STATE OF OREGON

COUNTY OF KLAMATH

SS. October 15 19 96

Personally appeared the above named TOMMY J. HUGHES AND  
MARCIA L. HUGHES

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kimberly A. Reeves

Notary Public for Oregon

My commission expires 5/25/2000

(seal)

ESCROW NO. MT39606-KA

Return to:

NANCY L. MC MAHON  
5225 BRISTOL AVE.  
KLAMATH FALLS, OR 97603

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

Parcel 2 of Land Partition 15-92 situated 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:

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.

ALSO

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 Amerititle the 16th day  
of October A.D., 19 95 at 3:38 o'clock P. M., and duly recorded in Vol. M96  
of Deeds on Page 32784  
Bernetha G. Letsch  
By Kathleen Ross County Clerk

FEE \$3.500