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THE ESTATE OF VERA ESTELLE HUGHES
C/O BLAIR HENDERSON, ATTORNEY AT LAW
426 MAIN STREET KLAMATH FALLS, OR 97601

STATE OF OREGON, } ss.

First Party's Name and Address

CYNTHIA WEBB
5111 BALSAM DR.
KLAMATH FALLS, OR 97601

Second Party's Name and Address

After recording, return to (Name, Address, Zip):
CYNTHIA WEBB
5111 BALSAM DR.
KLAMATH FALLS, OR 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):

CYNTHIA WEBB
5111 BALSAM DR.
KLAMATH FALLS, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 02/05/2003 3:05 p. m.

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Linda Smith, County Clerk

Fee \$ 31.00 # of Pgs 3

puty.

AFFIANT'S DEED

THIS INDENTURE dated JANUARY 31, 2003, by and between
FLOYD O. HUGHES AND HOWARD A. HUGHES

the affiant named in the duly filed affidavit concerning the small estate of VERA ESTELLE HUGHES,
deceased, hereinafter called the first party,
and CYNTHIA WEBB
hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and second party's heirs, successors and assigns all the estate, right and interest of the estate of the deceased, whether acquired by operation of the law or otherwise, in that certain real property situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

PLEASE SEE ATTACHED EXHIBIT "A" WHICH IS MADE A PART OF THIS REFERENCE

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

TO HAVE AND TO HOLD the same unto the second party, and second party's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 48,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the the whole (indicate which) consideration. (The sentence between the symbols ^o, if not applicable, should be deleted. See ORS 93.030.)

IN WITNESS WHEREOF, the first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Howard A. Hughes
HOWARD A. HUGHES

SEE ATTACHED SIGNATURE PAGE FOR ADDITIONAL SIGNATURE

Affiant

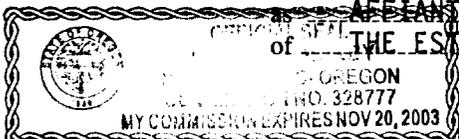
STATE OF OREGON, County of KLAMATH) ss.

This instrument was acknowledged before me on JANUARY 2003

by _____

This instrument was acknowledged before me on February 3 2003

by HOWARD A. HUGHES



AFFIANT
of THE ESTATE OF VERA ESTELLE HUGHES

Lisa Weatherly
Notary Public for Oregon
My commission expires 11/20/2003

SIGNATURE PAGE

Floyd O. Hughes
FLOYD O. HUGHES

STATE OF Montana

SS. _____ 2003
COUNTY OF Flathead

This instrument was acknowledged before me on Feb 4, 2003 by Floyd O. Hughes
as affiant of the estate of Vera Estelle Hughes _____

and acknowledged the foregoing instrument to be His voluntary act.

WITNESS My hand and official seal. (seal)

Aurice Beck

Notary Public

State of MT

My Commission expires: 9-10-04

EXHIBIT "A"
LEGAL DESCRIPTION

07276

A tract of land situated in the NE1/4 SE1/4 of Section 12, Township 39 South, Range 8 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a ½ inch iron pin on the East right of way line of Orindale Road, said point being South 1° 18' West a distance of 154.55 feet and East a distance of 30.00 feet from the Northwest corner of the NE1/4 SE1/4 of said Section 12; thence East a distance of 353.86 feet to a ½ inch iron pin; thence North 1° 18' East a distance of 117.52 feet to a ½ inch iron pin on the South right of way line of Balsam Drive; thence North 88° 57' West along said South line of Balsam Drive a distance of 353.77 feet to a ½ inch iron pin on said East line of Orindale Road; thence South 1° 18' West along said East line of Orindale Road a distance of 124.00 feet to the point of beginning.