

03 APR 17 AM 10:58

Aspen 56861

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After Recording Return to:

JIM HUGHES CONSTRUCTION

8025 BOOTH RD

KLAMATH FALLS, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

JIM HUGHES CONSTRUCTION

Same as above

State of Oregon, County of Klamath

Recorded 04/17/2003 10:58 AM

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Linda Smith, County Clerk

Fee \$ 96⁰⁰ # of Pgs 2

WARRANTY DEED

(INDIVIDUAL)

VIRGINIA LUCILLE HERNANDEZ SUCCESSOR TRUSTEE OF THE EUGENE LAWRENCE GRIFFITH 1997 TRUST DATED THE 16TH DAY OF JULY 1997 herein called Grantor, convey(s) to **JIM HUGHES CONSTRUCTION, A California Corporation**, herein called Grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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, contracts and/or liens for irrigation and/or drainage

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 **\$30,000.00**.
(here comply with the requirements of ORS 93.930)

AK 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.

Dated April 7, 2003.

THE EUGENE LAWRENCE GRIFFITH 1997 TRUST
DATED THE 16TH DAY OF JULY, 1997

Virginia Lucille Hernandez, Trustee
VIRGINIA LUCILLE HERNANDEZ, TRUSTEE

STATE OF OREGON, County of *multnomah*) ss.

On April 10, 2003 personally appeared the above named **VIRGINIA LUCILLE HERNANDEZ SUCCESSOR TRUSTEE** and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:

**Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00056861

Before me: *Virginia L. Hernandez appears*
Notary Public for Oregon
My commission expires: *Nov 1, 2003*

Official Seal



26A

Exhibit A**PARCEL 1:**

Tract No. 24, ALTAMONT SMALL FARMS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the West 388.7 feet.

PARCEL 2:

That part of Tract No. 24, ALTAMONT SMALL FARMS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, described as follows:

Beginning at an iron pin on the line between Tracts 23 and 24 of said subdivision which pin lies South 88° 46' East 261.5 feet from the Northwest corner of said Tract 24; thence South 0° 11' West a distance of 328.27 feet to an iron pin on the South line of said Tract 24; thence South 89° 24' East a distance of 127.2 feet to a point; thence North 0° 11' East a distance of 328.27 feet, more or less, to a point on the North line of said Tract 24; thence North 88° 46' West along the North line of said Tract 24, a distance of 127.2 feet, more or less, to the point of beginning.

EXCEPTING that portion deeded to the State of Oregon September 23, 1996 in Book M-96 at Page 30123.