

04 DEC 9 AM 10:50



mtc - 67509 SM

Vol M04 Page 84452

State of Oregon, County of Klamath
Recorded 12/09/04 10:50 a m
Vol M04 Pg 84452-53
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

THIS SPACE RESER

After recording return to:

DUSTIN A. HUGHES

5245 Walton Drive
Klamath Falls, OR 97603

Until a change is requested all
tax statements shall be sent to
The following address:

DUSTIN A. HUGHES

5245 Walton Drive
Klamath Falls, OR 97603

Escrow No. MT67509-SM

STATUTORY WARRANTY DEED

RON COOPER, Grantor(s) hereby convey and warrant to **DUSTIN A. HUGHES and STEVEN R. HUGHES** and **KATHY J. HUGHES, as tenants in common**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$88,000.00**.

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 this 17 day of Dec, 2004

X Ron Cooper
RON COOPER

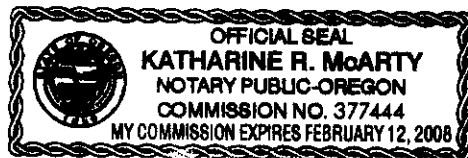
State of Oregon

County of Washington

This instrument was acknowledged before me on 7 Dec, 2004 by RON COOPER.

Katharine R. Mcarty
(Notary Public for Oregon)

My commission expires Feb 12, 2008



26⁰⁰ am

EXHIBIT "A"
LEGAL DESCRIPTION

Those portions of Lot 1 and 2A of HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin which lies South 43 degrees 30' East a distance of 93.8 feet from the most Westerly corner of said Lot 2A; thence North 33° 37' East 129.03 feet to an iron pipe; thence North 43° 30' West 25.0 feet to an iron pin; thence North 16° 35' East 78.0 feet to a fence corner; thence North 66° 40' West along a fence 65.8 feet to an iron pipe; thence South 28° 58' West 175.8 feet to an iron pipe; thence South 43° 30' East 100 feet to the point of beginning.

Tax Account No: 3909-011AB-01600-000

Key No: 548642