

After Recording Return to:

JIM HUGHES CONSTRUCTION**8025 Booth Road****Klamath Falls, Or. 97603**Until a change is requested all tax statements
shall be sent to the following address:**JIM HUGHES CONSTRUCTION****8025 Booth Road****Klamath Falls, Or. 97603**

State Of Oregon, County Of Klamath

M05-61613

08/10/2005 11:43:16 AM

Of Pages 1

Fee:

\$21.00

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **JIM HUGHES CONSTRUCTION**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **JIM HUGHES**, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to-wit:

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.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-0- CONVEY TITLE ONLY.

(here comply with the requirements of ORS 93.930)

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.

In Witness Whereof, the grantor has executed this instrument August 9, 2005; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

JIM HUGHES CONSTRUCTION

James D. Hughes
BY **JIM HUGHES**

STATE OF OREGON,

) ss.

County of Klamath

The foregoing instrument was acknowledged before me this
9 day of August 2005, by Jim Hughes as President of
Jim Hughes Construction.

M. A. Silveria
Notary Public for Oregon

My commission expires: 3/10/09

BARGAIN AND SALE DEED**JIM HUGHES CONSTRUCTION, as grantor****JIM HUGHES as grantee**

This document is recorded at the request of:
JIM HUGHES