

2007-019484

Klamath County, Oregon



00035264200700194840010015

11/15/2007 01:42:03 PM

Fee: \$21.00

After Recording Return to:

PATRICK LUCAS

28317 Paseo El Siena
Laguna Niguel, Ca. 92677

Until a change is requested all tax statements

Shall be sent to the following address:

PATRICK LUCAS

Same as above

WARRANTY DEED

(INDIVIDUAL)

ATE: 65281MS

FRANCES H. HUGHES, SOLE TRUSTEE OF THE HUGHES FAMILY TRUST U.A.D. JUNE 03 1994, herein called grantor, convey(s) to PATRICK LUCAS, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 15, Block 4, Tract No. 1065, IRISH BEND, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 118 MAP 3507-020BA TL 01000 KEY #247441

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 \$280,000.00.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated October 29, 2007.

HUGHES FAMILY TRUST
U.A.D. JUNE 03 1994

Frances H. Hughes, trustee
BY: FRANCES H. HUGHES, TRUSTEE

STATE OF OREGON, County of Klamath) ss.

On October 31, 2007 personally appeared the above named FRANCES H. HUGHES, TRUSTEE OF HUGHES FAMILY TRUST U.A.D. JUNE 03 1994 and acknowledged the foregoing instrument to be HER voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00065281

Before me: *Pam Shellito*
Notary Public for Oregon
My commission expires: *Nov 8, 2009*

Official Seal

