

2009-009799

Klamath County, Oregon



07/20/2009 08:59:29 AM

Fee: \$31.00

GRANTORS' NAMES AND ADDRESSES:

James Toddy, Personal Representative
Estate of John Vernon Hughes, Sr.
C/o Michael P. Rudd
Attorney at Law
411 Pine Street
Klamath Falls, OR 97601

John V. Hughes, Jr., Co-Trustee
P. O. Box 594
Keno, OR 97627

GRANTEE'S NAME AND ADDRESS:

John V. Hughes, Jr.
P. O. Box 594
Keno, OR 97627

AFTER RECORDING RETURN TO:

Jacobson, Thierolf & Dickey, P.C.
Attorneys at Law
P. O. Box 4687
Medford, OR 97501

**UNTIL A CHANGE IS REQUESTED ALL
TAX STATEMENTS SHOULD BE SENT TO:**

John V. Hughes, Jr.
P. O. Box 594
Keno, OR 97627

BARGAIN AND SALE DEED

JAMES TODDY, personal representative of the Estate of John Vernon Hughes, Sr., and JOHN V. HUGHES, JR. AND JAMES TODDY, co-trustees of the Revocable Living Trust Agreement of John V. Hughes, Sr., UTAD February 2, 2004, Grantors, convey to JOHN V. HUGHES, JR., Individually, Grantee, the real property located at 521 Oak Avenue, Klamath Falls, Oregon, legally described below:

Lot 8 in Block 84 of Klamath Addition to the City of Klamath Falls,
Klamath County, Oregon

The true consideration for this conveyance stated in terms of dollars is \$0.00.
This conveyance is made pursuant the distribution of John Vernon Hughes, Sr., probate and trust estates.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF
ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO
11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW
USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF

BARGAIN AND SALE DEED - 1

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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

DATED this 22 day of ^{June}~~May~~, 2009.

James Toddy

James Toddy, Personal Representative
Estate of John Vernon Hughes, Sr. and
Co-Trustee of the Revocable Living Trust
Agreement of John V. Hughes, Sr., UTAD
February 2, 2004

John V. Hughes, Jr.

John V. Hughes, Jr., Individually and as
Co-Trustee of the Revocable Living Trust
Agreement of John V. Hughes, Sr., UTAD
February 2, 2004

Grantors

STATE OF OREGON

County of Klamath

This instrument was acknowledged before me on ^{June}~~May~~ 22, 2009, by James Toddy as personal representative of the Estate of John Vernon Hughes, Sr. and Co-Trustee of the Revocable Living Trust Agreement of John V. Hughes, Sr., UTAD February 2, 2004.

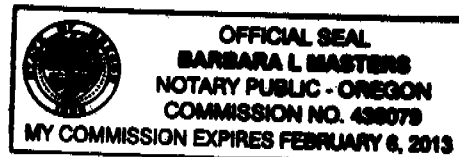
Dated this 22nd day of ^{June}~~May~~, 2009.

Barbara L. Masters

Notary Public for Oregon

My Commission Expires: 2-6-13

BARGAIN AND SALE DEED - 2



STATE OF OREGON

County of Klamath

This instrument was acknowledged before me on ^{July}~~May~~ 7, 2009, by John V. Hughes, Jr., individually and as Co-Trustee of the Revocable Living Trust Agreement of John V. Hughes, Sr., UTAD February 2, 2004.

Dated this 7th day of ^{July}~~May~~, 2009.

Robert R. Dickey

Notary Public for Oregon

My Commission Expires: 5-20-11

