

GRANTOR:

Lisa Hughes
5390 Janero Way
Sacramento, CA 95835

Cindy Lee
P.O. Box 1278 Pine
Arizona 85544

2011-011000

Klamath County, Oregon



00108087201100110000040042

10/03/2011 11:16:05 AM

Fee: \$52.00

AFTER RECORDING RETURN TO: Grantee

SEND TAX STATEMENTS TO: Grantee

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Lisa Hughes, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Cindy Lee, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See attached Exhibit "A"

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

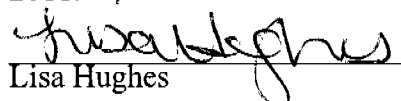
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES"


To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, and (a) A promissory note in the original principal sum of \$56,000.00 in favor of Vernon G. Ludwig and Ofelia Ludwig Payee, secured by a deed of trust recorded July 5, 2000, as Volume No.M00-24555 Official Records of Klamath County, Oregon.. as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$97,000.00.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantors, have executed this instrument this ___th day of September, 2011.

 9/26/11
Lisa Hughes

CA. 
STATE OF OREGON, County of ~~Klamath~~ ss.

Personally appeared the above named Lisa Hughes and acknowledge the foregoing instrument to be her voluntary act and deed.

(SEAL)



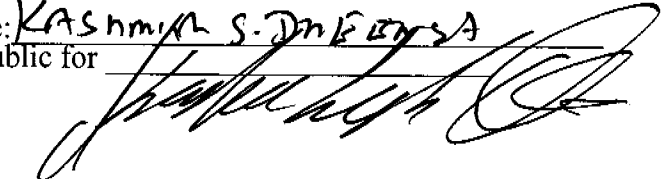
Before me: 
Notary Public for

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

A TRACT OF LAND LYING IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN WHICH LIES NORTH 89° 49' WEST ALONG THE QUARTER LINE, A DISTANCE OF 976.04 FEET FROM THE IRON PIN WHICH MARKS THE CENTER OF SECTION 7, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, AND RUNNING THENCE SOUTH 6° 02' WEST A DISTANCE OF 240.3 FEET, TO AN IRON PIN WHICH IS THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 6° 02' WEST A DISTANCE OF 270 FEET; THENCE NORTH 89° 49' WEST A DISTANCE OF 623.1 FEET, MORE OR LESS, TO AN IRON PIN WHICH LIES ON THE EASTERLY RIGHT OF WAY LINE OF THE NEW DALLES-CALIFORNIA HIGHWAY; THENCE NORTH 11° 36' WEST FOLLOWING THE EASTERLY RIGHT OF WAY LINE OF THE NEW DALLES-CALIFORNIA HIGHWAY TO AN IRON PIN, WHICH PIN LIES NORTH 89° 49' WEST A DISTANCE OF 708.6 FEET FROM THE SAID TRUE POINT OF BEGINNING; THENCE SOUTH 89° 49' EAST A DISTANCE OF 708.6 FEET TO THE SAID TRUE POINT OF BEGINNING.

ASSUMPTION AGREEMENT

GRANTOR:

Lisa Hughes
5390 Janero Way
Sacramento, CA 95835

GRANTEE:

Cindy Lee
P.O. Box 1278 Pine
Arizona 85544

WHEREAS, on July 26, 2010, Lisa Huges as Grantor executed an All Inclusive Trust Deed which was recorded on July 29, 2010 in Klamath County Deed Records 2010-008963 in which First American Title is the Trustee and Abyl L. Say is the Beneficiary, and

WHEREAS, Lisa Hughes desires to transfer her interest to Cindy Lee, have Cindy Lee assume all responsibilities under the original All Inclusive Trust Deed referred to above and to be released by Abby L. Say of all such responsibilities;

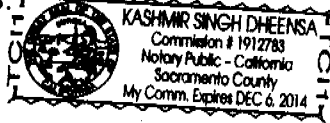
NOW, THEREFORE, IT IS HEREBY AGREED:

1. Lisa Hughes hereby assigns all of her rights and responsibilities under the above referenced All Inclusive Trust Deed to Cindy Lee.
2. Cindy Lee agrees to accept the property subject to the All Inclusive Trust Deed referred to above and agrees to comply with all provisions of said All Inclusive Trust Deed as if she originally executed it.
3. Abby L. Say agrees to allow Cindy Lee to assume the All Inclusive Trust Deed and further agrees to release Lisa Hughes from any and all obligations thereunder.
4. The parties to this agreement agree that Cindy Lee shall be substituted in the

Collection Escrow, File Number 7021-1599590 (SFK), at First American in place of Lisa Hughes.

Lisa Hughes 9/26/11
Lisa Hughes

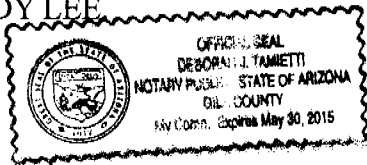
SUBSCRIBED AND SWORN TO BEFORE ME THIS 26 DAY Sept., 2011 BY
LISA HUGHES.



[Signature]
Notary Public for CA
My Commission Expires: Dec 06, 2014

Cindy Lee
Cindy Lee

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28 DAY Sept, 2011 BY
CINDY LEE



[Signature]
Notary Public for AZ
My Commission Expires: 5.30.2015

Abby L. Say
Abby L. Say

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd DAY September, 2011 BY
ABBY L. SAY.



[Signature]
Notary Public for Oregon
My Commission Expires: August 20th 2013