

2017-007817

Klamath County, Oregon

BA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



00206803201700078170010013

07/13/2017 11:31:51 AM

Fee: \$42.00

FRANCES H. HUGHES - DECEASED  
JAMES D. HUGHES AND STEPHEN  
R. HUGHES AS TRUSTEES OF THE  
HUGHES FAMILY TRUST.

8025 BORTH RD.

KLAMATH FALLS, OR 97603

Grantor's Name and Address

GAY N. MARTIN

6518 SARAH CIRCLE

KLAMATH FALLS, OR 97603

Grantee's Name and Address

SPACE RESERVED  
FOR  
RECORDER'S USE

After recording, return to (Name and Address):

GAY N. MARTIN

6518 SARAH CIRCLE

KLAMATH FALLS, OR 97603

Until requested otherwise, send all tax statements to (Name and Address):

GAY N. MARTIN

6518 SARAH CIRCLE

KLAMATH FALLS, OR 97603

## SPECIAL WARRANTY DEED

KNOW ALL BY THESE PRESENTS that FRANCES H. HUGHES - DECEASED, JAMES D. HUGHES,  
AND STEPHEN R. HUGHES AS TRUSTEES OF THE HUGHES FAMILY TRUST  
hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by GAY N. MARTIN

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns,  
that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining,  
situated in KLAMATH County, State of Oregon, described as follows (legal description of property):

LOT 15, TRACT NO. 1300, KLAMATH MEADOWS EAST, ACCORDING TO THE OFFICIAL  
PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY,  
OREGON

CODE 041 MAP 3909-012BA TL 04100 KEY # 879822

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that the real property is free  
from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and  
parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 240,000.00. ① However, the  
actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate  
which) consideration. ① (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes  
shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on July 3, 2017; any  
signature on behalf of a business or other entity is made with the authority of that entity.

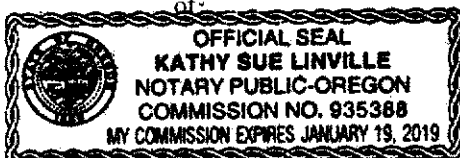
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD  
INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND  
SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON  
LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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 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 DETER-  
MINE 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, SECTIONS 2  
TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

James D. Hughes - TR  
Stephen R. Hughes - TR

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on July 3, 2017  
by Stephen Hughes, Trustee and James Hughes, Trustee

This instrument was acknowledged before me on \_\_\_\_\_  
by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_



Kathy Sue Linville  
Notary Public for Oregon  
My commission expires 1-19-19