

2018-003967

Klamath County, Oregon



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04/03/2018 08:37:17 AM

Fee: \$47.00

**RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:**

**DROBNY LAW OFFICES, INC./lm**

A Professional Corporation  
4180 Truxel Road, Suite 100  
Sacramento, CA 95834

**MAIL TAX STATEMENTS TO:**

Verna H. Hughes, Trustee  
2410 Warren Road  
Trowbridge, CA 95659

**Grantor:**

Verna H. Hughes  
2410 Warren Road  
Trowbridge, CA 95659

**Grantee:**

Verna H. Hughes  
2410 Warren Road  
Trowbridge, CA 95659

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**WARRANTY DEED**

The undersigned grantors declare: "This conveyance transfers the grantors' interest into their revocable living trust."  
( ) Unincorporated area: ( ) City of \_\_\_\_\_, and  
FOR NO CONSIDERATION,

VERNA HUGHES, as Trustee of the Survivor's Trust of the Hughes 1983 Family Trust, Grantor, hereby CONVEYS and WARRANTS to VERNA H. HUGHES, Trustee of THE HUGHES 1983 FAMILY TRUST dated September 2, 1983, as amended and restated in its entirety August 3, 2017, Grantee, all right, title and interest in and to the following described real property:

**LEGAL DESCRIPTION:** Lot 7 in Block 14 of ORIGINAL TOWN OF MERRILL, according to the official plat thereof on file in the office of the County Clerk of Klamath County.

**Commonly described as:** 325 Washington Street, Merrill, OR 97633  
**APN#** R120452

The true consideration for this conveyance is \$0.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

DATED: March 23, 2018

Verna L. Hughes  
VERNA HUGHES, as Trustee of the  
Survivor's Trust of the Hughes 1983 Family  
Trust

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
COUNTY OF Sacramento )ss.

On March 23, 2018, before me, Linda Moua, a notary public, personally appeared VERNA HUGHES, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the within instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Linda Moua (Seal)

