

2018-007799

Klamath County, Oregon



00224601201800077990020026

06/28/2018 03:52:21 PM

Fee: \$87.00

GRANTORS NAMES AND ADDRESS

JAMES D. HUGHES & STEPHEN R. HUGHES
as Successor Co-Trustees of the
HUGHES FAMILY TRUST
8025 Booth Road
Klamath Falls, Oregon 97603

GRANTEES NAMES AND ADDRESS

JAMES D. HUGHES
8025 Booth Road
Klamath Falls, Oregon 97603

STEPHEN R. HUGHES & KATHY J. HUGHES
as Co-Trustees of the
STEPHEN R. HUGHES & KATHY J. HUGHES
REVOCABLE LIVING TRUST
4005 Twin Pines Lane
Klamath Falls, Oregon 97603

AFTER RECORDING RETURN TO:

NEAL G. BUCHANAN, Attorney at Law
435 Oak Avenue
Klamath Falls, Oregon 97601

UNTIL A CHANGE IS REQUESTED, SEND

TAX STATEMENTS TO:

Grantees

WARRANTY DEED - STATUTORY FORM

JAMES D. HUGHES and STEPHEN R. HUGHES, Successor Co-Trustees of the HUGHES FAMILY TRUST uad 6-3-94, GRANTORS, convey and warrant to JAMES D. HUGHES as to a one half undivided interest as a tenant in common with STEPHEN R. HUGHES and KATHY J. HUGHES Co-Trustees of the STEPHEN R. HUGHES and KATHY J. HUGHES REVOCABLE TRUST uad 03-22-04 also as to a one half undivided interest, GRANTEES, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

Lot 58, Block 28 of TRACT 1113, OREGON SHORES UNIT 2,
according to the official plat thereof on file in the
office of the County Clerk of Klamath County, Oregon.

SUBJECT TO contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record.

The true and actual consideration for this conveyance is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being distribution from out of the said trust pursuant to the terms thereof.

"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 and sections 2 to 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS

Warranty Deed

Returned at Counter

87

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 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010."

IN WITNESS WHEREOF, the said **GRANTORS** have executed this instrument the 28 day of June, 2018.

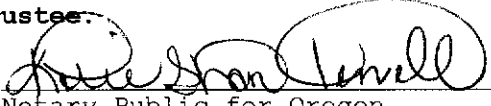

JAMES D. HUGHES, Successor Co-Trustee


STEPHEN R. HUGHES, Successor Co-Trustee

State Of Oregon)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 28 day of June, 2018 by **JAMES D. HUGHES as Successor Co-Trustee.**

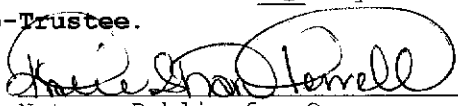



Notary Public for Oregon
My commission expires: 4-20-19

State Of Oregon)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 28 day of June, 2018 by **STEPHEN R. HUGHES as Successor Co-Trustee.**




Notary Public for Oregon
My commission expires: 4-20-19