

Returned at Counter

After recording return to:

James and Juanita Hughes  
8025 Booth Road  
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:

Same as Above

2018-009393

Klamath County, Oregon



00226605201800093930020027

08/08/2018 12:28:42 PM

Fee: \$87.00

STATUTORY  
BARGAIN AND SALE DEED

Juanita M. Levizon-Hughes, Grantor, conveys to James D. Hughes and Juanita M. Levizon-Hughes, as Tenants by the Entirety, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

Please see attached Exhibit "A"

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 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

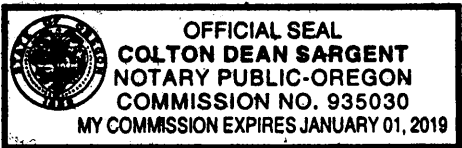
The true consideration for this conveyance is \$ VESTING. (Here comply with the requirements of ORS 93.030)

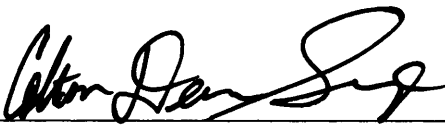
Dated this 08 / 08 / 18

  
Juanita M. Levizon-Hughes

STATE OF OREGON    }  
County of Klamath       ss

This instrument was acknowledged before me on 08 / 08 / 2018  
by Juanita M. Levizon-Hughes.



  
\_\_\_\_\_  
Notary Public for Oregon  
My commission expires January 01, 2019

## **Exhibit A**

### **PARCEL 1**

All that portion of Lot 25 of JUNCTION ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM that portion more particularly described as follows: Beginning at the Southeast corner of Lot 25, JUNCTION ACRES, and running thence North 0° 8' West along the East line of said Lot 25 a distance of 640.8 feet; thence South 89°

47' West along the North line of said Lot 25 a distance of 282.2 feet; thence South 0° 8' East along the West line of said Lot 25 a distance of 282.77 feet; thence South 87° 46' East a distance of 134.15 feet; thence South 0° 8' East and parallel to the East line of said Lot 25 a distance of 349.24 feet, more or less, to the Northerly right of way of county road known as Booth Road; thence North 89° 17' East along the said Northerly right of way a distance of 148.4 feet, more or less, to the point of beginning.

### **PARCEL 2**

All that portion of Lot 25 JUNCTION ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of Lot 25 JUNCTION ACRES, and running thence South 0° 8' East along the West line of said Lot 25 a distance of 282.77 feet; thence South 87° 46' East a distance of 134.15 feet; thence North 0° 8' West and parallel to the East line of said Lot 25 a distance of 282.77 feet, more or less, to the Northerly Boundary line of Lot 25; thence South 89° 47' West along the North line of said Lot 25 a distance of 134.15 feet, more or less, to the point of beginning.