

BLS NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS



2020-011891  
Klamath County, Oregon



09/18/2020 11:40:18 AM

Fee: \$87.00

SPACE RESERVED  
FOR  
RECORDER'S USE

Jim Hughes CONSTRUCTION  
8025 Booth Rd Klamath Falls  
OR 97603

Grantor's Name and Address

James D. Hughes & Juanita  
M. LEVIZON - HUGHES  
8025 Booth Rd Klamath Falls OR 97603

Grantee's Name and Address

After recording, return to (Name and Address):

James D Hughes & Juanita  
M. LEVIZON - HUGHES  
8025 Booth Rd Klamath Falls OR 97603

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

Same as above

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Jim Hughes CONSTRUCTION

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto James D. Hughes & Juanita M. LEVIZON - HUGHES hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of 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):

# See EXHIBIT "A" Legal description

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0. However, the actual consideration consists of or includes other property or value given or promised which is  part of the  the whole (indicate which) consideration. (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 9-10-20; 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 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.

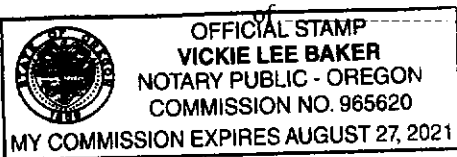
James D. Hughes  
Juanita M. Levizon - Hughes

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on September 10, 2020 by James D. Hughes and Juanita Levizon Hughes

This instrument was acknowledged before me on

by as



Vickie Lee Baker  
Notary Public for Oregon  
My commission expires 8-27-21

**Exhibit A**

**PARCEL 1:**

**Tract No. 24, ALTAMONT SMALL FARMS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.**

**EXCEPTING THEREFROM the West 388.7 feet.**

**PARCEL 2:**

**That part of Tract No. 24, ALTAMONT SMALL FARMS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, described as follows:**

**Beginning at an iron pin on the line between Tracts 23 and 24 of said subdivision which pin lies South 88° 46' East 261.5 feet from the Northwest corner of said Tract 24; thence South 0° 11' West a distance of 328.27 feet to an iron pin on the South line of said Tract 24; thence South 89° 24' East a distance of 127.2 feet to a point; thence North 0° 11' East a distance of 328.27 feet, more or less, to a point on the North line of said Tract 24; thence North 88° 46' West along the North line of said Tract 24, a distance of 127.2 feet, more or less, to the point of beginning.**

**EXCEPTING that portion deeded to the State of Oregon September 23, 1996 in Book M-96 at Page 30123.**