

BLS

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



2020-011892

Klamath County, Oregon



00265824202000118920020023

09/18/2020 11:40:27 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

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 _____ County, State of Oregon, described as follows (legal description of property):

SEE ATTACHED WARRANTY DEED

LOT 1, BLOCK 3, TRACT 1083, CEDAR TRAILS, according
TO THE OFFICIAL PLAT THEREOF FILED IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY, OREGON
12828 SHAMROCK

(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 ®, 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.

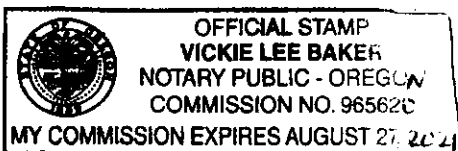
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

This instrument was acknowledged before me on _____,
by _____,
as _____,
of _____.



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

02 FEB 22 AM 11:08

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After Recording Return to:
JIM HUGHES CONSTRUCTION

8025 Booth Road
Klamath Falls, OR. 97603

State of Oregon, County of Klamath
Recorded 02/22/2002 11:03 a m.
Vol M02, Pg 10723
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

Until a change is requested all tax statements
Shall be sent to the address noted above.

WARRANTY DEED
(INDIVIDUAL)

TONI LEE BREWER, who acquired title as **TONI L. ANDERSON**, herein called grantor, convey(s) to **JIM HUGHES CONSTRUCTION**, a California Corporation, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 1, Block 3, TRACT 1083, CEDAR TRAILS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

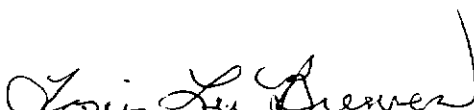
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage and the balance owing on real property taxes for the fiscal year 2002-'02.

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$6,000.00**.
(here comply with the requirements of ORS 93.930)

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated: February 21, 2002.


TONI LEE BREWER

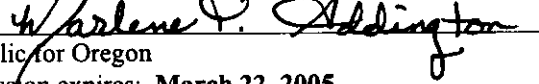
STATE OF OREGON, County of Klamath) ss.

On February 22, 2002 personally appeared the above named **TONI LEE BREWER** and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:


TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00054548

Before me: 
Notary Public for Oregon
My commission expires: **March 22, 2005**

Official Seal

