

BS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPROD

2021-005343

Klamath County, Oregon



00277562202100053430040049

04/09/2021 09:17:56 AM

Fee: \$97.00

Cindy Lee

732 Alameda Avenue

Astoria, Or 97103

Grantor's Name and Address

Walter F Hughes and Spencer M. Hughes

5645 Highway 97 North

Klamath Falls, Or 97601

Grantee's Name and Address

After recording, return to (Name and Address):

Walter F Hughes and Spencer M. Hughes

5645 Highway 97 North

Klamath Falls, Or 97601

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

Walter F Hughes and Spencer M. Hughes

5645 Highway 97 North

Klamath Falls, Or 97601

SPACE RESERVED
FOR
RECORDER'S USE

WARRANTY DEED

Cindy Lee, herein called the grantor,

("grantor"), for the consideration below, does hereby grant, bargain, sell and convey to _____,

Walter F Hughes and Spencer M Hughes

not as tenants in common but with right of survivorship

_____, ("grantee"), all of that certain real property,
with all rights and interests belonging or relating thereto, situated in Klamath _____ County, Oregon, described as
follows (legal description of property; description space continued on reverse):

See attached Exhibit "A"

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF ACCEPTABLE 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.

Transfer is made from Daughter (grantor) to Father and Brother (grantee) without expected, required or paid consideration.

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

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030):

☒ \$ -0- _____;☐ other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.

PC CL

Returned at Counter

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

A TRACT OF LAND LYING IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN WHICH LIES NORTH 89° 49' WEST ALONG THE QUARTER LINE, A DISTANCE OF 976.04 FEET FROM THE IRON PIN WHICH MARKS THE CENTER OF SECTION 7, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, AND RUNNING THENCE SOUTH 6° 02' WEST A DISTANCE OF 240.3 FEET, TO AN IRON PIN WHICH IS THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 6° 02' WEST A DISTANCE OF 270 FEET; THENCE NORTH 89° 49' WEST A DISTANCE OF 625.1 FEET, MORE OR LESS, TO AN IRON PIN WHICH LIES ON THE EASTERLY RIGHT OF WAY LINE OF THE NEW DALLES-CALIFORNIA HIGHWAY; THENCE NORTH 11° 36' WEST FOLLOWING THE EASTERLY RIGHT OF WAY LINE OF THE NEW DALLES-CALIFORNIA HIGHWAY TO AN IRON PIN, WHICH PIN LIES NORTH 89° 49' WEST A DISTANCE OF 708.6 FEET FROM THE SAID TRUE POINT OF BEGINNING; THENCE SOUTH 89° 49' EAST A DISTANCE OF 708.6 FEET TO THE SAID TRUE POINT OF BEGINNING.

4. The parties to this agreement agree that Walter F. Hughes and Spencer M. Hughes shall be substituted in the Collection Escrow, File Number 7021-1599590 (SFK), at First American Title in place of Cindy Lee.

Cindy Lee

Cindy Lee



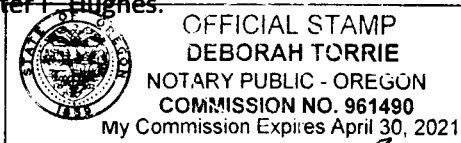
SUBSCRIBED AND SWORN TO BEFORE ME THIS 4 DAY 1, 2021 BY
CINDY LEE.

EE
Notary Public for State of Oregon County of Clatsop
My Commission Expires: 03/10/25

Walter F. Hughes

Walter F. Hughes

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd DAY April, 2021 BY
Walter F. Hughes.

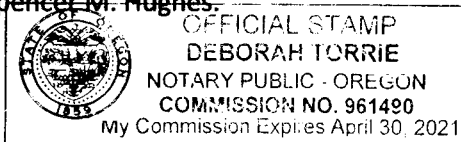


Deborah Torrie
Notary Public for Oregon
My Commission Expires: April 30th 2021

Spencer M. Hughes

Spencer M. Hughes

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd DAY April, 2021 BY
Spencer M. Hughes.

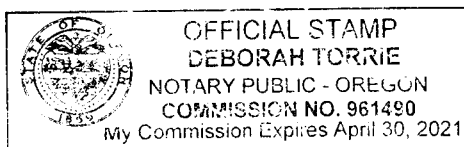


Deborah Torrie
Notary Public for Oregon
My Commission Expires: April 30th 2021

Abby L. Say

Abby L. Say

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd DAY April, 2021 BY
Abby L. Say.



Deborah Torrie
Notary Public for Oregon
My Commission Expires: April 30th 2021

EE CL



And grantor hereby covenants to and with grantee, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

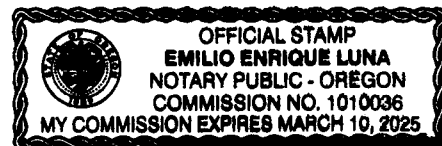
and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the encumbrances described above.

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.

Grantor has executed this instrument on _____; 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.

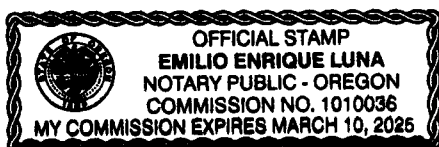
Emilio Luna



STATE OF OREGON, County of Clatsop) ss.

This record was acknowledged before me on 11/01/21
by Emilio Enrique Luna *Emilio Luna*

EC This record was acknowledged before me on _____
EC by _____
EC as _____
EC of _____



EE
Notary Public for Oregon
My commission expires 03/10/25

EC CL