

2023-007180

Klamath County, Oregon



00318908202300071800030039

08/22/2023 10:03:35 AM

Fee: \$92.00

GRANTORS NAMES AND ADDRESS

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

GRANTEE NAME AND ADDRESS

DUSTIN A. HUGHES
5245 Walton Drive
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:**

Grantee

Returned at Counter

WARRANTY DEED - STATUTORY FORM

STEPHEN R. HUGHES and KATHY J. HUGHES Co-Trustees of the STEPHEN R. HUGHES and KATHY J. HUGHES REVOCABLE TRUST uad 03-22-04, GRANTORS, convey and warrant to DUSTIN A. HUGHES, GRANTEE, their respective undivided interests in the following described real property, free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

**SEE EXHIBIT A ATTACHED HERETO AND MADE
A PART HEREOF BY THIS REFERENCE**

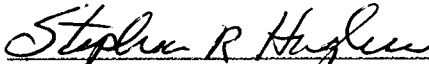
SUBJECT TO contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record.

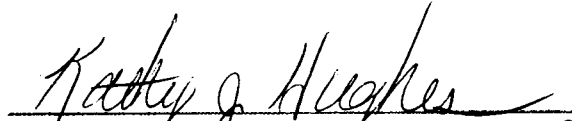
The true and actual consideration for this conveyance is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being to clear title.

"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 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 22nd day of August, 2023.

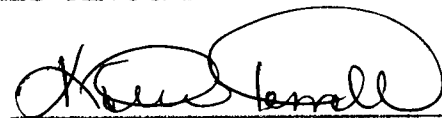

STEPHEN R. HUGHES, Co-Trustee of
the **STEPHEN R. HUGHES and KATHY J.**
HUGHES REVOCABLE TRUST
uad 03-22-04


KATHY J. HUGHES, Co-Trustee of
the **STEPHEN R. HUGHES and KATHY J.**
HUGHES REVOCABLE TRUST
uad 03-22-04

State Of Oregon)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 22nd day of August, 2023 by **STEPHEN R. HUGHES**, Co-Trustee of the **STEPHEN R. HUGHES and KATHY J. HUGHES REVOCABLE TRUST** uad 03-22-04.




Notary Public for Oregon
My commission expires: 3-9-27

State Of Oregon)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 22nd day of August, 2023 by **KATHY J. HUGHES**, Co-Trustees of the **STEPHEN R. HUGHES and KATHY J. HUGHES REVOCABLE TRUST** uad 03-22-04.





Notary Public for Oregon
My commission expires: 3-9-27

EXHIBIT "A"
LEGAL DESCRIPTION

Those portions of Lot 1 and 2A of HOMEDALE, 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 an iron pin which lies South 43 degrees 30' East a distance of 93.8 feet from the most Westerly corner of said Lot 2A; thence North 33° 37' East 129.03 feet to an iron pipe; thence North 43° 30' West 25.0 feet to an iron pin; thence North 16° 35' East 78.0 feet to a fence corner; thence North 66° 40' West along a fence 65.8 feet to an iron pipe; thence South 28° 58' West 175.8 feet to an iron pipe; thence South 43° 30' East 100 feet to the point of beginning.

Tax Account No: 3909-011AB-01600-000

Key No: 548642