

2024-007325

Klamath County, Oregon



00332591202400073250030032

08/21/2024 03:07:10 PM

Fee: \$92.00

James D. Hughes and Juanita M. Levizon-Hughes
Grantors

James D. Hughes and Juanita M. Levizon-Hughes, Trustees
8025 Booth Rd.
Klamath Falls, OR 97603
Grantees

After recording return to:
Grantees

Until a change is
requested, all tax statements shall be sent to:
James D. Hughes and Juanita M. Levizon-Hughes, Trustees
8025 Booth Rd., Klamath Falls, OR 97603

Returned at Counter
Mark Runnels

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That James D. Hughes and Juanita M. Levizon-Hughes, hereinafter called the grantors, for the consideration hereinafter stated, to grantors paid by James D. Hughes and Juanita M. Levizon-Hughes, Trustee of the LEVIZON-HUGHES LIVING TRUST hereinafter called the grantees, do hereby grant, bargain, sell and convey unto the said grantees and grantees' heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A" which by this reference is incorporated herein as if fully set forth.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352

To Have and to Hold the same unto the said grantees and grantees' heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantors, have executed this instrument this July 31, 2024.

James D. Hughes

Juanita M. Levizon-Hughes

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named James D. Hughes and Juanita M. Levizon-Hughes and acknowledged the foregoing instrument to be their voluntary act and deed.

This 31st day of July, 2024.

(S E A L)

Before me:
Notary Public for Oregon

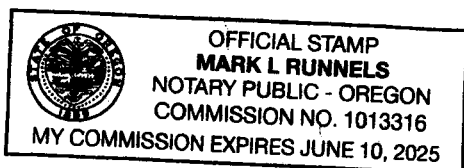


EXHIBIT "A"

PARCEL ONE:

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 degrees 8' West along the East line of said Lot 25 a distance of 640.8 feet; thence South 89 degrees 47' West along the North line of said Lot 25 a distance of 282.2 feet; thence South 0 degrees 8' East along the West line of said Lot 25 a distance of 282.77 feet; thence South 87 degrees 46' East a distance of 134.15 feet; thence South 0 degrees 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 degrees 17' East along the said Northerly right of way a distance of 148.4 feet, more or less, to the point of beginning.

PARCEL TWO:

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 degrees 8' East along the West line of said Lot 25 a distance of 282.77 feet; thence South 87 degrees 46' East a distance of 134.15 feet; thence North 0 degrees 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 degrees 47' West along the North line of said Lot 25 a distance of 134.15 feet, more or less, to the point of beginning.

PARCEL THREE:

-All that portion of Lot 25, JUNCTION ACRES, Klamath County, Oregon described as follows: Beginning at the SE corner of Lot 25, Junction Acres, Klamath County, Oregon and running thence N. 0 degrees 08' W. Along the East line of said Lot 25, 640.8 feet; thence S. 89 degrees 47' W. Along the North line of said Lot 25, 282.2 feet; thence S. 0 degrees 08' E. Along West line of Lot 25, 282.77 feet; thence S. 87 degrees 46' E. 134.15 feet thence S. 0 degrees 08' E., parallel to the East line of said Lot 25, 349.24 feet, more or less to the Northerly right of way of the County Road known as Booth Road; thence N. 89.17, E. Along the said Northerly right of way, 148.4 feet, more or less, to point of beginning;

LESS and EXCEPTING THEREFROM that portion more particularly described as follows:

Beginning at the NW corner of Lot 25 Junction Acres, Klamath County, Oregon, and running thence S. 0 degrees 08' East along the West line of said Lot 25 a distance of 282.77 feet; thence S. 87 degrees 46' East a distance of 134.15 feet; thence N. 0 degrees 08' W. 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 S. 89 degrees 47' W. Along the North line of said Lot 25 a distance of 134.15 feet, more or less, to the point of beginning.

Said parcel contains 2.18 acres, more or less, and is subject to any easements and/or rights of way of record apparent upon the premises.

EXHIBIT "A", Page 2

PARCEL FOUR:

-LOT 7 IN BLOCK 1 OF SUNNYLAND, A RESUBDIVISION OF THE SOUTH 10 ACRES OF ENTERPRISE TRACT NO. 31, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.