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BARGAIN AND SALE DEED KNOW ALL MEN BY THESE PRESENTS, That Shirley Faye Hilyard

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Clarence H. hereinafter called grantor,

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 anywise appertaining, situated in the County of Klamath State of Oregon, described as follows, to-wit:

A parcel of land situated in the East 2 of the Northeast 4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County Oregon, more particularly described as follows:

Beginning at the most Westerly corner of Lot 1, Block 1, HILYARD TRACTS, as the same is shown and recorded in official Klamath County Records, thence from said point of beginning South 37° 33' East along the Westerly line of said Lot 1, Block 1, HILYARD TRACTS, 62.80 feet more or less, HILYARD TRACTS, 74.73 feet more or less to the most Southerly corner of that certain parcel described in Volume M79 page 10239 Microfilm Records that certain parcel described in Volume M79, page 10239, Microfilm Records of Klamath County, Oregon; thence South 430, 551 West along the Southwester ly extension of the Southerly line of said parcel described in Volume M79 page 10239, 78.94 feet to a point which is located 60 feet measured at page 10239, 78.94 feet to a point which is located 60 feet measured at right angles to the Westerly line of said Lot 1, Block 1, HILYARD TRACTS, Block 1, and 60 feet Westerly measured at right angles, 108.83 feet more Lot 1, Block 1, and 60 feet Westerly measured at right angles, 108.83 feet more Lot 1, Block 1, and 60 feet Westerly measured at right angles 58.35 feet more or less to a point that is located South 640 27' West and the Southwesterly extension of the Northerly line of said Lot 1 Block 1 (ON BACK) Westerly extension of the Northerly line of said Lot 1, Block 1, (ON BACK)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$....

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols), if not applicable, should be deleted. See ORS 93.030.)

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.

Shirley Faye Hilyard

and the sound of Elements Course. (If executed by a corporate seal) STATE OF OREGON, STATE OF OREGON, County of. County of Klamath uly Personally appeared Personally appeared the above named...who, being duly sworn, each for himself and not one for the other, did say that the former is the Shirley Faye Hilyard president and that the latter is the Secretary of __ and acknowledged the foregoing instruand that the seal affixed to the loregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed. ment to be her?voluntary act and deed. (OFFICIAL Gold Juliet Before me them acknowledge Before me: Notary Public for Oregon (OFFICIAL

Notary Public for Oregon The same of the same My commission expires 6/1/8/ My commission expires: Shirley Faye Hilyard 8320 Keller Road STATE OF OREGON, Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS. County of Clarence H. Newhall Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

GIACOMINI, JONES & ASSOCIATES
ATTORNEYS AT LAW
A PROPESSIONAL CORPORATION
SE MAIN STREET CONTROL
ELAMATH FALLS, OREGON: 97611

-102m 344

Clancey Newhall

Clancey New 2232 Union Street
Klamath Falls, OR 97601

SPACE RESERVED RECORDER'S USE

I certify that the within instrument was received for record on the in book/reel/volume No.....on pageor as document/fee/file/ instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME	ma man mily man
B_{Y}	
	Deputy

HILYARD TRACTS, thence North 64° 27' East 61.34 feet more or less to the point of beginning.

- 1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
- 2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
- 3. The premises herein described are within and subject to the statutory powers, including the power of assessment; of South Suburban Sanitary District.
- 4. Assessments if any, due to the City of Klamath Falls for water use.
- 5. Reservations and restrictions as contained in Deed recorded in Volume 28, page 455, Records of Klamath County, Oregon, to wit:

Subject however, to right of way for ditches, canals and reservoir sites for irrigation purposes, constructed or which may be constructed by authority of the United States or otherwise, which right of way is hereby expressly given."

- 6. Limited Access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission, which provides that no right or easement of right of access to, from or across the State Highway, other than expressly therein provided for shall attach to the abutting property. Recorded: February 21, 1975
 Volume: M75, page 2133, Microfilm Records of Klamath County, Oregon
- 7. Easements, reservations and restrictions, including the terms and provisions thereof contained in Deed recorded in Volume M75, page 2133, Microfilm Records of Klamath County, Oregon, in favor of The State of Oregon, by and through its State Highway Commission for irrigation facilities and slopes.
- 8. Right of Way Easement, including the terms and provisions thereof, Dated: December 2, 1974
 Recorded: February 27, 1975
 Volume: M75, page 2358, Microfilm Records of Klamath County, Oregon In favor of: Pacific Power & Light Company
 For: electric transmission and distribution lines
- 9. An Easement created by instrument, including the terms and provisions thereof, Dated: December 18, 1978, Recorded: December 22, 1978 Volume: M78, page 28594, Microfilm Records of Klamath County, Oregon For: sewer

Grantor reserves an easement for ingress and egress across the Northwesterly boundry of the above described property being 30 feet in width

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