

4691

WARRANTY DEED 97166

TO HAVE AND TO HOLD ALL MEN BY THESE PRESENTS, That GLENN LEE HILYARD and SHIRLEY FAYE HILYARD, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JACK N. MARTIN and LOIS E. MARTIN, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's 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:

The northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 23, Township 39 South, Range 9 East, Willamette Meridian and all that portion of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 14, Township 39 South, Range 9 East, Willamette Meridian lying South of the following described line; commencing at the Northeast corner of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 14, thence North 89° 50' West along the centerline of Johns Avenue, 30.00 feet; thence South 0° 10' East, 593.06 feet to a point on the West boundary of Homedale Road for the true point of beginning; thence West, 929.26 feet; thence South 0° 01' East, 130.00 feet; thence West, 362.56 feet more or less to the West boundary of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 14. Excepting therefrom that part of the above described tract lying (see reverse)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except

SUBJECT TO: 1972-73 taxes and assessments; terms and conditions of special assessment as farm use and the right of Klamath County to additional taxes in the event said use should be changed; regulations, levies, assessments, and water and irrigation rights and easements for ditches and canals of Klamath Irrigation District; and easements and rights of way of record and apparent thereon.

grantor will warrant and forever defend the above granted premises and every part and 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 \$ 90,000.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) \$10,000.00 cash. \$80,000.00 contract at \$600.00 a month.

In construing this deed and where the context so requires, the singular includes the plural. August 19 72. WITNESS grantor's hand this 7th day of August 19 72.

Glenn Lee Hilyard
Shirley Faye Hilyard
Aug 23, 19 72

STATE OF OREGON, County of Klamath) ss.
Personally appeared the above named Glenn Lee Hilyard and Shirley Faye Hilyard, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Alameda E. Giacalone*
Notary Public for Oregon
My commission expires Aug 5, 1974

(OFFICIAL SEAL)

NOTE: The sentence between the symbols @, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

Glenn Lee Hilyard and Shirley Faye Hilyard

TO

Jack N. Martin and Lois E. Martin

AFTER RECORDING RETURN TO

Jack N. & Lois E. Martin
1841 Lowell St.
Klamath Falls, Or.

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock M., and recorded in book _____ on page _____. Record of Deeds of said County. Witness my hand and seal of County affixed.

By _____ Deputy.

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ALL MEN BY THESE PRESENTS, that GREEN LEE HILYARD and SHIRLEY E. HILYARD, husband and wife

hereby certify that the consideration hereinafter stated, was paid to JACK M. MARTIN and LOIS E. MARTIN, husband and wife

within Homedale Road, containing 6.16.14 acres, more or less.

The northwest 1/4 of the Northeast 1/4 of Section 23, Township 39 South, Range 9 East, Willamette Meridian and all that portion of the Southwest 1/4 of the Southeast 1/4 of Section 14, Township 39 South, Range 9 East, Willamette Meridian lying South of the following described line: commencing at the Northeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 14, thence North 89° 50' West along the centerline of Johns Avenue, 30.00 feet; thence South 0° 10' East, 293.06 feet to a point on the West boundary of Homedale Road for the time point of beginning; thence West, 929.26 feet; thence South 0° 01' East, 130.00 feet; thence West, 352.56 feet more or less to the West boundary of the Southwest 1/4 of the Southeast 1/4 of said Section 14. Excepting therefrom that part of the above described tract lying

that part of the same which the said grantee, and his heirs, successors and assigns forever.

STATE OF OREGON, COUNTY OF KLAMATH; ss. GREEN LEE HILYARD and SHIRLEY E. HILYARD, husband and wife, do hereby certify that the above described premises are from all encumbrances except

for record at request of Frontier Title Co. in the event said use should be changed, regulated, assessments, and taxes and in the event of any change of record and

Fee \$7.00

My commission expires August 1977, or extended by the 1977 Special Session

Notary Public for Oregon

My commission expires August 1977, or extended by the 1977 Special Session

Notary Public for Oregon

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