

1-1-74

19182

WARRANTY DEED

Vol. MS3

429

KNOW ALL MEN BY THESE PRESENTS, That WALTER L. HILYARD

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WALTER L. HILYARD AND W. KELLEY L. HILYARD, 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:

LOT 9, BLOCK 7, TRACT NO. 1039  
YONNA WOODS, UNIT #2

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 CONTRACTS, LIENS, ASSESSMENTS, RULES AND REGULATIONS FOR IRRIGATION, DRAINAGE, SEWAGE AND RESERVATIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD APPURTAINING TO THE LAND.

grantor will warrant and forever defend the said 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 \$None addition only

① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ② (The sentence between the symbols ①, 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.

In Witness Whereof, the grantor has executed this instrument this 10 day of JANUARY, 1983; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Walter L. Hilyard

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, )  
 County of Klamath ) ss.  
 January 10, 1983

Personally appeared the above named

Walter L. Hilyard

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 12-29-85

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
 \_\_\_\_\_, 19\_\_\_\_

Personally appeared \_\_\_\_\_ and

\_\_\_\_\_ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of \_\_\_\_\_

\_\_\_\_\_ a corporation, and that the seal affixed to the foregoing 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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

WALTER L. HILYARD  
RT. 1 Box 3326  
BUNAZA ORE 97623

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.

County of Klamath

I certify that the within instrument was received for record on the 10 day of Jan, 1983, at 1:41 o'clock P. M., and recorded in book/reel/volume No. MS3 on page 427 or as document fee file instrument microfilm No. 19132, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Evelyn Biehn Deputy  
 Fee \$1.00