

1967 SN

35290

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KNOW ALL MEN BY THESE PRESENTS, That

Kim Ward

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by A. Hilmon and Helen Faye Hill, 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: A parcel of land containing 0.12 acre, situate on the west side of U.S. Highway 97 in the NW $\frac{1}{4}$ of Section 31, T.24S., R.9E., W.M., Klamath County, Oregon, and more particularly described as follows: COMMENCING AT A POINT, a 2 $\frac{1}{2}$ " brass-capped steel pipe at the intersection of the North Line of Section 31 and the NW Line of U.S. Highway 97 and 50 feet from the centerline thereof, from which the NW Corner of Section 31 bears N 89° 04' 28" W 847.46 feet; THENCE along the NW line of said U.S. Highway 97, S 25° 16' 43" W 273.34 feet to the POINT OF BEGINNING, a #5 plastic-capped steel rod set along the NW Line of U.S. Highway 97 and 50 feet from the centerline thereof; THENCE continuing along said NW Line of U.S. Highway 97, S 25° 16' 43" W 29.75 feet to a point; THENCE along a line at right angle to U.S. Highway 97, N 64° 43' 17" W 180.00 feet to a point; THENCE along a line parallel with U.S. Highway 97, N 25° 16' 43" E 29.75 feet to a point, the original SW Corner of Tax Lot 3700; THENCE along a line at right angle to U.S. Highway 97 and with the original S.W. Lines of Tax Lots 3700 and 3600, S 54° 43' 17" E 180.00 feet to the Point of Beginning. RESERVING UNTO GRANTOR an easement for road purposes 10 feet in width along the entire length of the Southerly most boundary of this property. This parcel is a lot line adjustment, being adjacent to and intended to adhere to Tax Lot 3700, of Tax Map 2409-3122, as of this date, and is not intended as a partition of lands.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

(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.

and that 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 \$.600.00

① However, the actual consideration consists of or includes other property or value given or promised which is part of the whole consideration (indicate which).①

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 28 day of March, 1984.

Kim Ward

STATE OF OREGON, County of Deschutes ss. March 28th, 1984
 Personally appeared the above named Kim Ward

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

Before me: Lynn R. Dancer

Notary Public for Oregon

My commission expires 9-26-87

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

Kim Ward

GRANTOR'S NAME AND ADDRESS

Hilmon and Helen Faye Hill

P.O. Box 408
 Gilchrist OR 97737

GRANTEE'S NAME AND ADDRESS

After recording return to:

Hilmon and Helen Faye Hill

P.O. Box 408
 Gilchrist OR 97737

NAME, ADDRESS, ZIP

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

Hilmon and Helen Faye Hill

P.O. Box 408
 Gilchrist OR 97737

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 6th day of April, 1984, at 2:51 o'clock P.M., and recorded in book/reel/volume No. M84 on page 5705 or as document/fee/file/instrument/microfilm No. 35290, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Ann Smith Deputy

Fee: \$4.00

1984 APR 3 PM 2 51

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