

40715

CONSERVATOR'S DEED

Vol. m84 Page 15084
1984, by

THIS INDENTURE Made this 27th day of June, 1984,
and between SHIRLEY F. HILYARD
the duly appointed, qualified and acting Conservator of the Estate of
SHAWN LEE HILYARD
called the First Party, and SHIRLEY F. HILYARD, a Protected Minor, hereinafter
Representative of the Estate of SHAWN LEE HILYARD, Personal
hereinafter called the Second Party: WITNESSETH:

For value received and the consideration hereinafter stated, the receipt
whereof hereby is acknowledged, the first party has granted, bargained, sold,
and conveyed, and by these presents does grant, bargain, sell and convey unto
the said second party and second party's heirs, successors-in-interest and
assigns all the estate, right and interest of the said Protected Minor at the time
of decedent's death, and all the right, title and interest that the said
estate of said deceased by operation of the law or otherwise may have there-
after acquired in that certain real property situate in the County of Klamath,
State of Oregon, legally described on "Exhibit A", attached
hereto, and incorporated by reference herein;
see attached "Exhibit A"

TO HAVE AND TO HOLD the same unto the said second party, and second
party's heirs, successors-in-interest and assigns forever.
The true and actual consideration paid for this transfer, stated in
terms of Dollars, is \$ 0 dollars.

However, the actual consideration consists of or includes other property
or value given or promised which is the whole of the consideration, being in
compliance with a certain Order for Transfer of Assets entered in the Conser-
vatorship of Shawn Lee Hilyard, Klamath County Circuit Court Case No. 80-42.

IN WITNESS WHEREOF, the said first party has executed this instrument; if
first party is a corporation, it has caused its corporate name to be signed
hereto and its corporate seal affixed by its officers duly authorized thereunto
by order of its Board of Directors.

Shirley F. Hilyard
Conservator of the Estate of Shaw Lee
Hilyard

STATE OF OREGON,)
County of Klamath) ss.
June 27, 1984

Personally appeared the above named

Shirley F. Hilyard

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

NOTARY
PUBLIC

Neal G. Buchanan
NOTARY PUBLIC FOR OREGON
My Commission expires: 12-20-85

AFTER RECORDING,
RETURN TO:

Neal G. Buchanan
Attorney at Law
210 N. 4th
Klamath Falls, OR 97601
(503) 882-6607

" EXHIBIT A"

15085

Item Description
No.

REAL PROPERTY

1. An un-divided one-eighth interest in the following described real property situate in Klamath County, Oregon, to-wit:
Township 39 South, Range 10 East, Willamette Meridian:
Section 18: E $\frac{1}{2}$ W $\frac{1}{2}$ NE $\frac{1}{4}$, East 198 Feet of W $\frac{1}{2}$ W $\frac{1}{2}$ NE $\frac{1}{4}$

2. An un-divided one-sixteenth interest in the following described real property situate in Klamath County, Oregon, to-wit:
Township 39 South, Range 10 E.W.M.

Section 12 All that portion of the the NE $\frac{1}{4}$ and the E $\frac{1}{2}$ NW $\frac{1}{4}$ more particularly described as follows: Commencing at the intersection of the West line of the NE $\frac{1}{4}$ with the Southerly line of Hilyard Avenue; thence East along the Southerly line of Hilyard Avenue to its intersection with the Southwest-erly line of South Sixth Street; thence Southeasterly along said Southwesterly line to the most Northerly corner of Lot 1 in Block 1 of Hilyard Tracts; thence Southerly along the Westerly boundary of Hilyard Tracts to the Westerly line of the Merrill Highway; thence South along the Westerly line of said highway to the South line of said NE $\frac{1}{4}$; Then West along the South line of said NE $\frac{1}{4}$ to the Northeasterly right of way line of the O.C. & E. Railroad right of way; thence Northwest-erly along the Northeasterly right of way line of said railroad to the West line of said NE $\frac{1}{4}$; thence contin-uing North 66°54' West along said right of way line a dis-tance of 792.4 feet; thence North 42°50' East a distance of 1064.94 feet, more or less, to the West line of said NE $\frac{1}{4}$; thence North along said West line to the point of beginning. SAVING AND EXCEPTING THEREFROM that portion conveyed to State of Oregon, by and through its Department of Transportation, Highway Division, by Vol. M75, page 2133, Deed Records of Klamath County, Oregon.

3. An Un-divided one-sixteenth interest in the following des-cribed real property situate in Klamath County, Oregon, to-wit:
Township 39 South, Range 10 East, Willamette Meridian:

Item Description
No.

15086

3, continued

Section 14 : SW $\frac{1}{4}$ SE $\frac{1}{4}$, saving and excepting the two parcels shown below. Also saving and excepting those portions lying within the limits of Johns Avenue and Homedale Road. The parcels excepted are as follows:

Parcel I: Commencing at the Northeast corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 14; thence North 89°50' West along the centerline of Johns Avenue 30.00 feet; thence South 0°10' East 30.00 feet to the South boundary of Johns Avenue and the West boundary of Homedale Road for the true point of beginning; thence South 0°10' East along the West boundary of Homedale Road 563.06 feet; thence West 929.26 feet; thence North 0°01' West 374.97 feet to an iron pin on the East boundary of the A-3-b Lateral; thence North 4°11'40" East along said Lateral boundary 191.26 feet to the South boundary of Johns Avenue; thence South 89°50' East along said avenue boundary 913.74 feet to the point of beginning, containing 12.00 acres, more or less.

Parcel II: All that portion of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ lying South of the following described line: Commencing at the Northeast corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said 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 SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 14. Excepting therefrom that portion lying within Homedale Road.

4. An un-divided one-sixteenth interest in a certain land sale contract dated October 21, 1983, a Memorandum of which was dated October 21, 1983, and recorded in the Deed Records of Klamath County, Oregon, on October 24, 1983, at Vol. M83, page 18346, which said contract evidences sale of certain real property in Klamath County, Oregon, to which the within estate is entitled to an undivided one-sixteenth interest in the said following described real property situate in Klamath County, Oregon, to-wit:

Township 39 South, Range 10 East, Willamette Meridian:

Section 17 NW $\frac{1}{4}$ NE $\frac{1}{4}$ lying Northeasterly of the O.C. & E. Railway Company right of way and East of Reeder Road.

page 2-"Exhibit A"

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 30th day of August A.D., 1984 at 4:02 o'clock P M, and duly recorded in Vol M84, of Deeds on page 15084.

Fee: \$ 12.00 Index: \$1.00

EVELYN BIEHN, COUNTY CLERK

by: Ann Smith, Deputy