

OK

65323

K-38857  
WARRANTY DEED

Vol. 1480 Page 15505



KNOW ALL MEN BY THESE PRESENTS, That.....

GARRET DEAN HILYARD and BETTY JEAN HILYARD

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by.....

STEVEN L. HILYARD

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:

SEE LEGAL DESCRIPTION ATTACHED

(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

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 \$ 176,000.00. 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.

In Witness Whereof, the grantor has executed this instrument this 27th day of August, 1986; 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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

*Garret Dean Hilyard*  
*Betty Jean Hilyard*

STATE OF OREGON,  
County of Klamath } ss.  
August 27, 1986

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)

Personally appeared the above named

Garret Dean Hilyard and  
Betty Jean Hilyard

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

Before me:

Notary Public for Oregon

My commission expires: 8/27/87

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Steven L. Hilyard  
6521 Highway 39  
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Same as Above

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

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/reel/volume No..... on page..... or as fee/file/instrument/microfilm/reception No....., Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE

By..... Deputy

## EXHIBIT

## DESCRIPTION OF PROPERTY

15506

The following described real property situate in Klamath County, Oregon:

A parcel of land situate in the NW $\frac{1}{4}$  of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of the NW $\frac{1}{4}$  of Section 19, said Township and Range; thence North along the Section line to the Northwest corner of Section 19; thence East to the United States Government Irrigation "A" Canal; thence Southeasterly along said canal to the East line of said NW $\frac{1}{4}$ ; thence South along the East line of the NW $\frac{1}{4}$  to the Southeast corner of said NW $\frac{1}{4}$ ; thence West to the place of beginning..

EXCEPTING AND RESERVING THEREFROM A parcel of land in the Southwest corner of said premises as described in Deed Volume 129 page 359,

ALSO EXCEPTING THEREFROM those portions lying within the limits of the Klamath Falls-Merrill Highway and the Crystal Springs Road.

AND ALSO EXCEPTING THEREFROM those parcels recorded in Book 100 at page 270 and Book 136 at page 149, Klamath County Deed Records.

AND FURTHER EXCEPTING, Beginning at a point where the North line of a U. S. Bureau of Reclamation canal intersects the East line of the Klamath Falls-Merrill Highway and from said point the Southwest corner of said NW $\frac{1}{4}$  bears S. 06°37'03" W. 286.70 feet; thence N. 00°36'45" E. on said East line, 870.60 feet; thence N. 86°42'52" E., 158.29 feet; thence N. 88°59'57" E., 194.71 feet to the West line of the A-7-N Canal; thence Southerly on said West line the following courses and distances: S. 13°43' W., 22.24 feet; thence on a 522.00 foot radius curve to the left, 148.81 feet; thence S. 02°37' E., 146.90 feet; thence on a 210.50 foot radius curve to the right, 118.18 feet; thence S. 29°33' W., 324.35 feet; thence on a 450.20 foot radius curve to the left, 147.98 feet; thence S. 10°43' W., 34.43 feet to the intersection of the West line of said A-7-N Canal with the North line of first mentioned U. S. Bureau of Reclamation Canal; thence N. 89°37'22" W. on said North line 104.86 feet to the Point of Beginning.

Subject to: Taxes for 1986-87 which are now a lien but not yet payable; conditions, restrictions, rights of way of record and those apparent upon the land as shown on Klamath County Title Report #K-38857.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ day  
of \_\_\_\_\_ August \_\_\_\_\_ A.D. 19 \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ A. M. and duly recorded in Vol. \_\_\_\_\_  
of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page \_\_\_\_\_ 15505.

FEE \$14.00

Evelyn Biehn, County Clerk  
By \_\_\_\_\_