

71197

KNOW ALL MEN BY THESE PRESENTS, That EVERETT HYLEMON and WILMA HYLEMON, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES J. MAFFIOLI and JUANITA M. MAFFIOLI, 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:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

## MOUNTAIN TITLE COMPANY

"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."

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 those of record and apparent upon the land, if any, as of the date of this deed, and that 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 \$ 43,500.00.  
~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted: See ORS 93.036.)~~

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 6th day of February, 1987; 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

2/6, 1987

Personally appeared the above named  
Everett Hylemon & Wilma Hylemon

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

Notary Public for Oregon  
 My commission expires: 8/16/88

Everett & Wilma Hylemon

GRANTOR'S NAME AND ADDRESS

James J. & Juanita M. Maffioli  
4731 Bisbee  
Klamath Falls OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

Everett Hylemon  
 Everett Hylemon

Wilma Hylemon  
 Wilma Hylemon

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

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:

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 \_\_\_\_\_ or as file/reel number \_\_\_\_\_, Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

By \_\_\_\_\_ Recording Officer  
 \_\_\_\_\_ Deputy

## DESCRIPTION

2047

## PARCEL 1

A parcel of land situate in Lots 1 and 2, Block 5, SECOND ADDITION TO ALTAMONT ACRES, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin bearing South 0 degrees 25' East a distance of 475 feet from the Northwest corner of Lot 1, Block 5, SECOND ADDITION TO ALTAMONT ACRES, and the true point of beginning of this description; thence South 0 degrees 25' East a distance of 75 feet; thence North 79 degrees 45' East 506.6 feet to a stake; thence South 88 degrees 52' East to the Easterly line of said Lot 2; thence North 0 degrees 12' West along said Easterly boundary of said Lot 2 a distance of 25.01 feet; thence North 88 degrees 52' West along a line parallel to the Northerly boundary line of said Block 5 to the point of beginning.

ALSO, that tract of land in Lot 2, Block 5, SECOND ADDITION TO ALTAMONT ACRES, East of the U.S.R.S. Drain, which lies South of the tract described in Volume 115 at page 107, Deed Records of Klamath County, Oregon, and North of the tract described in Volume 135 at page 57, Deed Records of Klamath County, Oregon, said tract being a portion of Lot 2, Block 5, SECOND ADDITION TO ALTAMONT ACRES, in Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM, any portion lying within the USBR C-1 Drain Canal.

## PARCEL 2

The land lying South of that Tract described on page 107, Volume 115, Deed records of Klamath County, Oregon, West of the U.S.R.S. Drain, and North of the following described line:  
Beginning at an iron pin on the East right of way line of Bisbee Street which lies South 0 degrees 25' East along the center line of Bisbee Street a distance of 570 feet and South 88 degrees 52' East a distance of 20 feet from the point on the North section line of Section 15, Township 39 South, Range 9 East of the Willamette Meridian where the center line of Bisbee Street intersects the said section line and running thence: South 88 degrees 52' East a distance of 310 feet more or less to the Northerly right of way line of the U.S.R.S. Drain, said tract being a portion of Lots 1 and 2 of Block 5, Second Addition to Altamont Acres.

ALSO, that tract of land in Lot 2, Block 5, SECOND ADDITION TO ALTAMONT ACRES, East of the U.S.R.S. Drain, which lies South of the tract described on page 107, Volume 115, Deed Records of Klamath County, Oregon, and North of the tract described on page 57, Volume 135 Deed Records of Klamath County, Oregon, said tract being a portion of Lot 2, Block 5, SECOND ADDITION TO ALTAMONT ACRES in Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 9th day  
of February A.D., 19 87 at 1:33 o'clock P M., and duly recorded in Vol. M87  
of Deeds on Page 2046  
By Evelyn Biehn, County Clerk

FEE \$14.00