

44539

BARGAIN AND SALE DEED

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SHIRLEY F. HILYARD, duly appointed Conservator of the Conservatorship Estate of HAL GREGORY HILYARD, Grantor, conveys to HAL GREGORY HILYARD, Grantee, that certain real property legally described on Exhibit A, attached hereto and incorporated by reference herein as if fully set forth.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

THE TRUE AND ACTUAL CONSIDERATION for this conveyance is \$ -0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being distribution in full of any and all property or value owing to Hal Gregory Hilyard as final distribution in the Conservatorship Estate of Hal Gregory Hilyard, Klamath County Circuit Court Case No. 80-42GC.

DATED this 30th day of November, 1989.

Shirley F. Hilyard
SHIRLEY F. HILYARD, Grantor

STATE OF OREGON/County of Klamath) ss.

THIS INSTRUMENT was acknowledged before me this 30 day of NOVEMBER, 1989, by SHIRLEY F. HILYARD, as Conservator of the Conservatorship Estate of Hal Gregory Hilyard.

Deak Buchanan
NOTARY PUBLIC FOR OREGON
My Commission Expires: 12-20-89

GRANTORS NAME AND ADDRESS:

Shirley F. Hilyard
8320 Keller Road
Klamath Falls, OR 97603

GRANTEES NAME AND ADDRESS:

Hal Gregory Hilyard
8320 Keller Road
Klamath Falls, OR 97603

AFTER RECORDING, RETURN TO:

Buchanan
601 Main #215
K. Falls OR 97601

Until a Change is Requested,
Tax Statements Should be Sent

To: Grantee

STATE OF OREGON)
County of Klamath) ss.

I certify that the within instrument was received for record on the ___ day of ___, 198___, 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.

Recording Officer

By: Deputy

" EXHIBIT A "

1. An un-divided one-eighth interest in the following described real property situate in Klamath County, Oregon, to-wit:

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Township 39 South, Range 10 East, Willamette Meridian:
Section 18: E½W½NE¼, East 198 Feet of W½W½NE¼

2. An un-divided one-sixteenth interest in the following described real property situate in Klamath County, Oregon, to-wit:

Township 39 South, Range 9 E.W.M.

Section 12 All that portion of the the NE¼ and the E½NW¼ more particularly described as follows: Commencing at the intersection of the West line of the NE¼ 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 NE¼; Then West along the South line of said NE¼ to the Northeasterly right of way line of the O.C. & E. Railroad right of way; thence Northwesterly along the Northeasterly right of way line of said railroad to the West line of said NE¼; thence continuing North 66°54' West along said right of way line a distance of 792.4 feet; thence North 42°50' East a distance of 1064.94 feet, more or less, to the West line of said NE¼; 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.

EXCEPTING THEREFROM:

That certain parcel conveyed to John and Laura Lanning more particularly described as follows, to-wit:

A tract of land situated in the NW¼NE¼ of Section 12, Township 39 South, Range 9 E.W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southerly right of way line of Hilyard Avenue from which the 1/4 corner common to Section 1 and said Section 12 bears North 30.00 feet and West 752.71 feet; thence West, along said right of way line 425.00 feet; thence South 400.00 feet; thence East 425.00 feet; thence North 400.00 feet to the point of beginning, containing 3.90 acres with bearings based on the survey of said Minor Land Partition.

3. 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 un-divided 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 NW¼NE¼ lying Northeasterly of the O.C. & E. Railway Company right of way and East of Reeder Road.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Neal G. Buchanan the 6th day of May A.D., 19 92 at 12:30 o'clock P. M., and duly recorded in Vol. M92 of Deeds on Page 9868.

Evelyn Biehn County Clerk

By Daniel J. Anderson

FEE \$35.00