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Tax Statements sent to and
When recorded return to:

98 FEB 4 PM 3 32

7138

Gary J. Williams or Personal Rep. Cynthia L. Williams
4615 Reeder Rd.

Klamath Falls, OR 97603

Vol. m93 Page 2616

STATUTORY WARRANTY DEED

mt 12995
SHIRLEY F. HILYARD, SHAWN LEE HILYARD, a Minor, KELLY ANN HILYARD, a Minor, HAL GREGORY HILYARD, a Minor and SHANA LEANN HILYARD, a Minor, Grantor, conveys and warrants to GARY J. WILLIAMS, Grantee, the real property described on the reverse side of this Deed, free of encumbrances except as specifically set forth herein.

Subject to and excepting:

a. Taxes for the fiscal year 1983-1984, a lien, not yet due and payable.

b. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.

c. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land become disqualified for the special assessment under the statute, an additional tax may be levied and in addition thereto a penalty may be levied if notice of disqualification is not timely given.

d. Rights of the public in and to that portion of the premises herein described lying within the limits of Reeder Road.

e. The right to construct, excavate and maintain the slopes and areas of the fills, cuts and borrow pits outside of the 100 foot strip conveyed for railroad purposes in the deed from T. M. Cunningham, et ux, to Robert E. Strahorn, recorded May 16, 1917, in Volume 47, page 588, Deed of Records of Klamath County, Oregon.

f. Proceedings pending in the Circuit Court of the State of Oregon for the County of Klamath, Circuit Court File No. 80-42, in the matter of the Conservatorship for Shawn Lee Hilyard, Kelly Ann Hilyard, Hal Gregory Hilyard and Shana Leann Hilyard. Forthcoming sale must be under notice, hearing and order of the Court.

THIS INSTRUMENT DOES NOT GUARANTY 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.

The true consideration for this conveyance is \$117,066.

DATED: 10/24/83

Shirley F. Hilyard
SHIRLEY F. HILYARD,
Conservator for SHAWN LEE HILYARD,
a Minor, KELLY ANN HILYARD, a Minor,
HAL GREGORY HILYARD, a Minor and
SHANA LEANN HILYARD, a Minor

Shirley F. Hilyard
SHIRLEY F. HILYARD

STATE OF OREGON)
) SS.
County of Klamath)

On this 24 day of Oct, 1983 before me appeared the within SHIRLEY HILYARD, known to me to be the same person who executed the within Statutory Warranty Deed, and acknowledged to me that she executed the same freely and voluntarily.

SUBSCRIBED AND SWORN to before me.

Gene Stelle
NOTARY PUBLIC FOR OREGON

My Commission Expires: 7/13/85

PARCEL 1:

A parcel of land situate in the NW 1/4 of the NE 1/4 of Section 17, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the North line of the NW 1/4 of the NE 1/4 of Section 17, which said point intersects with the Easterly right of way line of Reeder Road; thence South along said Easterly right of way line of Reeder Road, 330 feet; thence East 660 feet; thence North 330 feet more or less to the North line of said NW 1/4 of the NE 1/4, thence West along said North line 660 feet more or less to the point of beginning.

PARCEL 2:

Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, Section 17: NW 1/4 NE 1/4 lying Northeasterly of the O.C. & E Railway Company right of way and East of Reeder Road, EXCEPTING THEREFROM THE FOLLOWING:

A parcel of land situate in the NW 1/4 of the NE 1/4 of Section 17, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the North line of the NW 1/4 of the NE 1/4 of Section 17, which said point intersects with the Easterly right of way line of Reeder Road; thence South along said Easterly right of way line of Reeder Road, 330 feet; thence East 660 feet; thence North 330 feet more or less to the North line of said NW 1/4 of the NE 1/4, thence West along said North line 660 feet more or less to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 4th day
of Feb. A.D., 19 93 at 3:32 o'clock P.M., and duly recorded in Vol. M93
of Deeds on Page 2616.

FEE \$35.00

Evelyn Biehn - County Clerk

By Evelyn Biehn