

MTC WARRANTY DEED 3007B-KK

KNOW ALL MEN BY THESE PRESENTS, That  
STEVEN L. HILYARD

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
SSI PROPERTIES, INC., a California corporation  
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns,  
the 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 ATTACHED LEGAL DESCRIPTION ON EXHIBIT "A" WHICH IS MADE A PART HEREOF BY  
THIS REFERENCE.

## 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 and the above granted premises, free from all encumbrances except all those of record and those apparent upon the land 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 \$ 160,000.00  
XX  
XX  
XX  
XX

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 24 day of June, 19 93 ;  
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.

STATE OF OREGON, )  
County of Klamath ) ss.  
June 24, 19 93 .

STEVEN L. HILYARD

Personally appeared the above named \_\_\_\_\_  
STEVEN L. HILYARD

\_\_\_\_\_ and acknowledged the foregoing instrument  
to be his voluntary act and deed.

Before me:

Kristi L. Redd  
Notary Public for Oregon  
My commission expires: 11/16/95

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
The foregoing instrument was acknowledged before me this  
\_\_\_\_\_, 19 \_\_\_\_\_, by \_\_\_\_\_,  
\_\_\_\_\_, president, and by \_\_\_\_\_,  
\_\_\_\_\_, secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.  
Notary Public for Oregon \_\_\_\_\_  
My commission expires: \_\_\_\_\_ (SEAL)



STEVEN L. HILYARD  
5498 Miller Ave.  
Klamath Falls, OR 97603  
GRANTOR'S NAME AND ADDRESS

SSI PROPERTIES, INC.  
20 South Santa Cruz Ave., Suite #300  
Los Gatos, CA 95030  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
SSI PROPERTIES, INC.  
20 South Santa Cruz Ave., Suite #300  
Los Gatos, CA 95030  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
SSI PROPERTIES, INC.  
20 South Santa Cruz Ave., Suite #300  
Los Gatos, CA 95030  
NAME, ADDRESS, ZIP

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

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

MTC Number: 30078-KR

## LEGAL DESCRIPTION

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

A parcel of land situate in the NW1/4 of Section 19, Township 39 South, Range 10, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of the NW1/4 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 NW1/4; thence South along the East line of the NW1/4 to the Southeast corner of said NW1/4; 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, Records of Klamath County, Oregon.

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 NW1/4 bears South 06 degrees 37' 03" West, 286.70 feet; thence North 00 degrees 86' 45" East on said East line, 870.60 feet; thence North 86 degrees 42' 52" East, 158.29 feet; thence North 88 degrees 59' 57" East, 194.71 feet to the West line of the A-7-N Canal; thence Southerly on said West line the following courses and distances: South 13 degrees 43' West, 22.24 feet; thence on a 522.00 foot radius curve to the left, 148.81 feet; thence South 02 degrees 37' East, 146.90 feet; thence on a 210.50 foot radius curve to the right, 118.18 feet; thence South 29 degrees 33' West, 324.35 feet; thence on a 450.20 foot radius curve to the left, 147.98 feet; thence South 10 degrees 43' West, 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 North 89 degrees 37' 22" West on said North line 104.86 feet to the Point of Beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 14th day of July A.D., 19 93 at 2:54 o'clock P. M., and duly recorded in Vol. M93 of Deeds on Page 16983.

FEE \$35.00

Evelyn Biehn - County Clerk

By Douglas J. Henderson