

K-45440

STATUTORY WARRANTY DEED  
(Individual or Corporation)

ROBERT P. HILDER AND JANICE HILDER, OR SUCCESSORS IN TRUST, AS  
TRUSTEES OF THE ROBERT P. HILDER AND JANICE HILDER REVOCABLE TRUST\*\*Grantor,  
conveys and warrants to ANTONE COELHO AND JENINE COELHO, HUSBAND AND WIFE  
the following described real property in the County of KLAMATH and State of Oregon.  
\*\*DATED SEPTEMBER 20, 1989.

PARCEL 1:

ALL THAT PORTION OF THE SE1/4NE1/4 OF SECTION 21, TOWNSHIP 33 SOUTH, RANGE 71/2 EAST  
OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1180 FEET NORTH AND 175 FEET WEST OF THE SOUTHEAST CORNER OF THE  
NE1/4 OF SAID SECTION 21; THENCE RUNNING WEST 200.5 FEET; THENCE NORTH 110 FEET; THENCE  
EAST 200.5 FEET; THENCE SOUTH 110 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT 1335 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP  
33 SOUTH, RANGE 71/2 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; THENCE  
WEST 175 FEET; THENCE SOUTH 110 FEET; THENCE EAST 175 FEET TO THE EAST LINE OF  
SECTION 21; THENCE NORTH ON SAID SECTION LINE 110 FEET TO THE POINT OF BEGINNING;  
EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDARIES OF STATE HIGHWAY 62.

This property is free of liens and encumbrances, EXCEPT:

SUBJECT TO:

RESERVATIONS AND RESTRICTIONS OF RECORD, RIGHTS OF WAY, AND EASEMENTS OF RECORD  
AND THOSE APPARENT UPON THE LAND, CONTRACTS AND/OR LIENS FOR IRRIGATION AND/OR  
DRAINAGE.

The true consideration for this conveyance is \$ 52,500.00 (Here comply with the requirements of ORS 93.030\*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO  
VERIFY APPROVED USES.

DATED this 23 day of July 19 93 If a corporate grantor, it has caused its name to be signed by  
resolution of its board of directors.

Robert P. Hilder  
ROBERT P. HILDER, TRUSTEE

Janice Hilder  
JANICE HILDER, TRUSTEE

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

The foregoing instrument was acknowledged before me  
this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_  
by \_\_\_\_\_

Notary Public for Oregon  
My commission expires:

After recording return to:

Mr. & Mrs. Antone Coelho  
P.O. Box 423  
Fort Klamath, Oregon 97626  
NAME, ADDRESS, ZIP

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

Mr. & Mrs. Antone Coelho  
P.O. Box 423  
Fort Klamath, Oregon 97626

CORPORATE ACKNOWLEDGEMENT

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

The foregoing instrument was acknowledged before me  
this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_  
by \_\_\_\_\_ and  
by \_\_\_\_\_  
of \_\_\_\_\_

a corporation, on behalf of the corporation.

Notary Public for Oregon  
My commission expires:

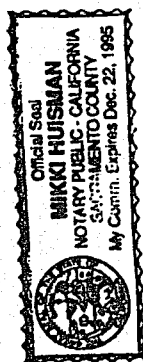
THIS SPACE RESERVED FOR RECORDER'S USE

**ALL-PURPOSE ACKNOWLEDGMENT**

State of CALIFORNIA

County of SacramentoOn 07-23-93 before me, Mikki Huismann,  
personally appeared Robert P. & Janice  
Nilder, proved to me on the basis ofsatisfactory evidence to be the person(s) whose  
name(s) ~~is~~ are subscribed to the within instru-  
ment and acknowledged to me that ~~he/she~~ they  
executed the same in ~~his/her~~ their authorized [ ]  
capacity(ies), and that by ~~his/her~~ their signa-  
ture(s) on the instrument the person(s), or the  
entity upon behalf of which the person(s) acted,  
executed the instrument.

Witness my hand and official seal.

Mikki Huismann  
SIGNATURE OF NOTARY**CAPACITY CLAIMED BY SIGNER**☒ INDIVIDUAL(S)

[ ] CORPORATE \_\_\_\_\_

OFFICER(S) \_\_\_\_\_

TITLE(S) \_\_\_\_\_

[ ] PARTNER(S)

[ ] ATTORNEY-IN-FACT

☒ TRUSTEE(S)

[ ] SUBSCRIBING WITNESS

[ ] GUARDIAN/CONSERVATOR

OTHER: \_\_\_\_\_

**SIGNER IS REPRESENTING:**

NAME OF PERSON(S) OR ENTITY(IES)

Title or Type of Document Shadown Warranty Deed Number of Pages 1Date of Document 7-23-93 Signer(s) Other Than Named Above None

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ Klamath County Title \_\_\_\_\_ the 29th day  
of July A.D., 19 93 at 9:05 o'clock A M., and duly recorded in Vol. M93  
of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 18530.

Evelyn Biehn, County Clerk

By D. Andrew Muelender

FEE 35.00