

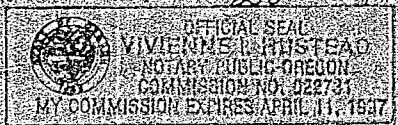
BARGAIN AND SALE DEED
(Statutory Form)

SHERLEY F. HILYARD, duly appointed Conservator of the Conservatorship Estate of Shana Leann Hilyard, Grantor, conveys to SHANA LEANN HILYARD, Grantee, that certain real property, located in Klamath County, State of Oregon, legally described on Exhibit A, attached hereto and incorporated by this 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 FREE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

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, that being distribution in full of any and all property or value owing to Shana Leann Hilyard as final distribution in the Conservatorship Estate of Shana Leann Hilyard, Klamath County Circuit Court Case No. 80-42GC.

DATED this 25 day of March, 1994.



Shirley F. Hilyard
SHERLEY F. HILYARD, Grantor

STATE OF OREGON/County of Klamath) ss.

THIS INSTRUMENT was acknowledged before me this 25 day of March, 1994, by SHERLEY F. HILYARD, as Conservator of the Conservatorship Estate of Shana Leann Hilyard.

Vivienne L. Thinstead
NOTARY PUBLIC FOR OREGON
My Commission Expires: 4-11-97

GRANTORS NAME AND ADDRESS:
Shirley F. Hilyard et al.
6856 Hilyard
Klamath Falls, OR 97601

STATE OF OREGON)ss.
County of Klamath)

GRANTEES NAME AND ADDRESS:
Shirley F. Hilyard et al.
6856 Hilyard
Klamath Falls, OR 97601

I certify that the within instrument was received for record on the _____ day of _____, 199____, at _____ o'clock _____ M., and recorded in Book _____ on Page _____ or as File Reel Number _____, Record of Deeds of said County.

AFTER RECORDING, RETURN TO:
Neal G. Buchanan
Attorney at Law

WITNESS my hand and seal of County affixed.

601 Main Street, Ste. 215
Klamath Falls, OR 97601

Until a Change is Requested,
Send Tax Statements To:

Shirley F. Hilyard et al.
6856 Hilyard
Klamath Falls, OR 97601

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:

Township 39 South, Range 10 East, Willamette Meridian; Section 18; E4W4NE4, East 198 Feet of W4W4NE4

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 NE4 and the E4NW4 more particularly described as follows: Commencing at the intersection of the West line of the NE4 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 NE4; Then West along the South line of said NE4 to the Northeasterly right of way line of the O.C. & K. Railroad right of way; thence Northwesterly along the Northeasterly right of way line of said railroad to the West line of said NE4; thence contin-uing North 66°54' West along said right of way line a dis-tance of 792.4 feet; thence North 42°50' East a distance of 1054.94 feet, more or less, to the West line of said NE4; thence North along said West line to the point of beginning.

HAVING AND EXCEPTING THEREFROM that portion conveyed to State of Oregon, by and through its Department of Transportation, Highway Division, by Vol. 473, 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 NE4 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 West 400.00 feet to the point of beginning, containing 3.99 acres with bearings based on the survey of said Minor Land Partition.

STATE OF OREGON, COUNTY OF KLAMATH:

Filed for record at request of _____ the _____ day of _____ A.D. 1994 at _____ o'clock P.M. and duly recorded in Vol. _____ of _____ Deeds on Page 2266.

Evelyn Biehn County Clerk
By _____

FEE \$35.00