

99762 05-10-95P02:46 RCVD

BARGAIN AND SALE DEED

Vol 95 Page 12106



KNOW ALL MEN BY THESE PRESENTS, That EVERETT J. MCGILVRAY and SHIRLEY A. MCGILVRAY

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto WILLIAM V. HILL, SR. AND LILLIAN M. HILL, TRUSTEES OF THE WILLIAM V. HILL, SR., AND LILLIAN M. HILL TRUST \*\*\* hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

\*\*\* DATED JULY 15, 1991

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1,200.00

① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ② (The sentence between the symbols ②, if not applicable, should be deleted. See ORS 93.030.)

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 25th day of April, 1995; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

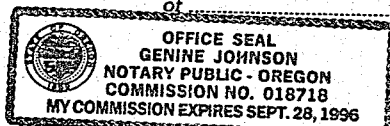
Everett J. McGilvray  
EVERETT J. MCGILVRAY

Shirley A. McGilvray  
SHIRLEY A. MCGILVRAY

STATE OF OREGON, County of KLAMATH

This instrument was acknowledged before me on April 25, 1995, by EVERETT J. MCGILVRAY and SHIRLEY A. MCGILVRAY

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_



Notary Public for Oregon  
My commission expires September 28, 1996

EVERETT J. MCGILVRAY

SHIRLEY A. MCGILVRAY

Grantor's Name and Address

WILLIAM V. HILL, SR. and LILLIAN M. HILL, TRUSTEES OF THE WILLIAM V. HILL, SR., AND LILLIAN M. HILL TRUST

Grantee's Name and Address

After recording return to (Name, Address, Zip):

WILLIAM V. HILL, SR.  
3286 E Langell Valley Rd  
Bonanza Or 97623

Until requested otherwise send all tax statements to (Name, Address, Zip):  
WILLIAM V. HILL, SR. & LILLIAN M. HILL TRUST

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of \_\_\_\_\_ ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_ Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_ Deputy

Beginning at a point on the Easterly line of West Park Street, East Bonanza, Oregon, which is West 1890 feet and North 810 feet from the Section corner common to Sections 10, 11, 14, and 15, Township 39 South, Range 11 East, Willamette Meridian, said point of beginning is the Northwest corner of that certain parcel of land heretofore conveyed to F.W. Bold by deed recorded in Volume 87, page 124, Deed Records of Klamath County, Oregon, and revised by deed correction dated March 21, 1932; thence Easterly at right angles to West Park Street 250 feet; thence Northerly parallel with West Park Street 30 feet; thence Easterly at right angles with the West Park Street 80 feet; thence Southerly parallel with West Park Street 30 feet; thence Easterly at right angles to West Park Street 540 feet, more or less, to the Southwesterly line of Klamath County Market Road Number 3, also known as the Bonanza-Lorella North Road and the Langell Valley Market Road; thence Northwesterly along the Southwesterly line of said Market Road 690 feet, more or less, to the Easterly boundary of that certain parcel of land described in the first descriptive paragraph of that certain deed to W. H. Kitts, which deed is dated March 29, 1930, and recorded in Volume 91 page 111, Deed Records; thence Southerly along the Easterly line of said Kitts Tract 210 feet, more or less, to the Southeast corner thereof; thence West along the South boundary of the said Kitts Tract and said Southerly boundary extended, 285 feet, more or less, to the Easterly line of said West Park Street; thence Southerly along the Easterly line of said West Park Street 60 feet, more or less, to the point of beginning. Being a portion of the SE $\frac{1}{4}$  of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, formerly a part of East Bonanza or Shook's Addition.

SAVING AND EXCEPTING from the above described land a strip of land 50 feet in width lying 25 feet on each side of the center line of the Walker-Hovey Railroad, as more particularly described in that certain deed to Richard H. Hovey, which deed is dated January 7, 1930, and recorded July 29, 1930, in Volume 91, page 518, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of William V. Sr. & Lillian M. Hill the 10th day  
of May A.D., 19 95 at 2:46 o'clock P M., and duly recorded in Vol. M95,  
of Deeds on Page 12106.

FEE \$35.00

Bernetha G. Letsch, County Clerk  
By Ruth M. Millard