

36513

JEFFREY D. HOYAL

LORI D. HOYAL

DAVID D. HOYAL

DAWNA T. HOYAL

Grantor's Name and Address

JEFFREY D. HOYAL

LORI D. HOYAL

Grantee's Name and Address

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

JEFFREY D. HOYAL

3976 BELLINGER LANE

MEDFORD, OR 97501

Until requested otherwise, send all tax statements to (Name, Address, Zip):

JEFFREY D. HOYAL

3976 BELLINGER LANE

MEDFORD, OR 97501

SPACE RESERVED  
FOR  
RECORDER'S USE

Vol. 1197 Page 12287

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 \_\_\_\_\_ and/or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Records of said County.

Witness my hand and seal of County affixed.

NAME \_\_\_\_\_ TITLE \_\_\_\_\_

By \_\_\_\_\_, Deputy.

MTC 41226-KA

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that \_\_\_\_\_ JEFFREY D. HOYAL, LORI D. HOYAL, DAVID D. HOYAL, AND DAWNA T. HOYAL hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto \_\_\_\_\_ JEFFREY D. HOYAL AND LORI D. HOYAL, HUSBAND AND WIFE 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 any way appertaining, situated in \_\_\_\_\_ Klamath \_\_\_\_\_ County, State of Oregon, described as follows, to-wit:

See attached Exhibit A which is made a part hereof by this reference

Subject to: Trust Deed recorded on MAY 13, 1996, in Volume M96, page 13630, Microfilm Records of Klamath County, Oregon in favor of Richard G. Weststeyn and Donna J. Weststeyn, as Beneficiary. The above named Grantees hereby agree to assume and pay in full the Trust Deed described herein.

97 APR 22 P 3:48

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ \_\_\_\_\_ other than money. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols  $\Phi$ , if not applicable, should be deleted. See ORS 93.030.) In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_ April \_\_\_\_\_, 19 97; if grantor is a corporation, it has caused its name to be signed and its seal, if any, 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.

JEFFREY D. HOYAL

LORI D. HOYAL

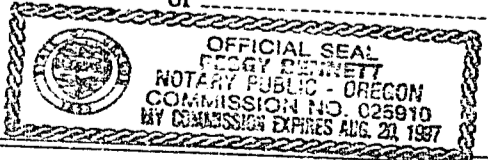
DAVID D. HOYAL

DAWNA T. HOYAL

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

This instrument was acknowledged before me on \_\_\_\_\_ April 21 \_\_\_\_\_, 19 97, by \_\_\_\_\_ JEFFREY D. HOYAL, LORI D. HOYAL, DAVID D. HOYAL AND DAWNA T. HOYAL

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



Peggy Bennett  
Notary Public for Oregon  
My commission expires 8.20.97

EXHIBIT "A"  
LEGAL DESCRIPTION

12288

The E1/2 SW1/4, Government Lots 3 and 4, Section 30, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, and SE1/4 of Section 25, Township 37 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon.

ALSO a parcel of land situate in the S1/2 SE1/4 of Section 30, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the NW corner of the S1/2 SE1/4 of Section 30, thence South 00 degrees 11' 15" East along the West line of said S1/2 SE1/4, 1221.23 feet; thence leaving said West line, North 45 degrees 32' 28" East 39.08 feet to the point of curvature of a curve to the left, thence along the arc of a 170.00 foot radius curve concave to the North (delta = 44 degrees 28' 07") a distance of 131.94 feet (long chord = North 23 degrees 18' 35" East 128.65 feet), thence generally along a fence line, North 01 degrees 04' 31" East 1076.01 feet to a point on the North line of the S1/2 SE1/4 of said Section 30; thence leaving said fence line South 89 degrees 56' 16" West along said North line, 103.00 feet to the point of beginning.

SAVING AND EXCEPTING a parcel of land situate in the SE1/4 SW1/4 of Section 30, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the South quarter corner of Section 30, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, said corner being the quarter corner common to Sections 30 and 31 of said Township and Range, thence North 89 degrees 59' 16" West along the South line of said Section 30, a distance of 166.00 feet; thence leaving the South line of said Section 30, and along the arc of a 170.00 foot radius curve concave to the North (delta = 44 degrees 28' 06") a distance of 131.94 feet (long chord = North 67 degrees 46' 41" East 128.65 feet); thence leaving said curve, North 45 degrees 32' 38" East a distance of 65.30 feet to a point on the East line SE1/4 SW1/4 of said Section 30; thence South 00 degrees 11' 15" East along said East line 94.45 feet to the point of beginning.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Jeffrey D. Royal the 22nd day  
of April A.D., 19 97 at 3:48 o'clock P. M., and duly recorded in Vol. M97  
of Deeds on Page 12287

FEE \$35.00

Bernetha G. Leisch, County Clerk  
by Kathleen Royal