

1999 JUL 22 PM 2:08

MTC 47516-KR  
WARRANTY DEED

Vol M99 Page 23278

SHIRLEY FAYE HILYARD, AS TO AN UNDIVIDED 13/16THS INTEREST; KELLY ANNE HILYARD AS TO AN UNDIVIDED 1/16TH INTEREST; HAL GREGORY HILYARD, AS TO AN UNDIVIDED 1/16TH INTEREST; AND SHANA LEANN HILYARD, AS TO AN UNDIVIDED 1/16TH INTEREST ALL AS TENANTS IN COMMON, Grantor,

hereby grant, bargain, sell, warrant and convey to:

KLAMATH COMMUNITY COLLEGE SERVICE DISTRICT, A GOVERNMENTAL ENTITY, Grantee,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

Parcel 2 of Land Partition 10-99 being a portion of Parcel 3 of Minor Land Partition 25-87 situated in the E1/2 NW1/4 and NE1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

TAX ACCOUNT NO.: 3909-1200-100 (WOP)

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

and the 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.

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.

The true and actual consideration for this conveyance is 1,500,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 241 WILLIAMS AVENUE, KLAMATH FALLS, OR 97601

Dated this 22nd day of July, 1999

Shirley Faye Hilyard  
SHIRLEY FAYE HILYARD

Kelly Ann Hilyard  
KELLY ANNE HILYARD

BY: Shirley Faye Hilyard  
SHIRLEY FAYE HILYARD, HER

ATTORNEY-IN-FACT

Shana Leann Hilyard  
SHANA LEANN HILYARD

BY: Shirley Faye Hilyard  
SHIRLEY FAYE HILYARD, HER

ATTORNEY-IN-FACT

Hal Gregory Hilyard  
HAL GREGORY HILYARD

BY: Shirley Faye Hilyard  
SHIRLEY FAYE HILYARD, HIS

ATTORNEY-IN-FACT

29279

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on July 22, 1999 by SHIRLEY FAYE HILYARD FOR HERSELF AND AS ATTORNEY-IN-FACT FOR KELLY ANNE HILYARD, HAL GREGORY HILYARD AND SHANA LEANN HILYARD.

Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/99

ESCROW NO. MT47516-KR

Return to:

KLAMATH COMMUNITY COLLEGE SERVICE DISTRICT  
241 WILLIAMS AVENUE  
KLAMATH FALLS, OR 97601



State of Oregon, County of Klamath  
Recorded 7/22/99, at 2:08 p. m.  
In Vol. M99 Page 29278  
Linda Smith,  
County Clerk Fee \$ 35 KR