

1999 DEC 20 AM 11: 48

MTC 1396-1490
BARGAIN AND SALE DEED

Vol M99 Page 49814

KNOW ALL MEN BY THESE PRESENTS, that **STEPHEN E. HILBERT and DEBBIE P. HILBERT, as tenants by the entirety**, Grantor, for the consideration herein stated, does hereby grant, bargain, sell and convey unto **TRUSTEES OF THE HILBERT FAMILY TRUST DATED NOVEMBER 23, 1999**, herein 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:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

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.

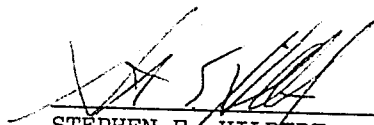
To have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.


The true and actual consideration paid for this transfer, stated in terms of dollars, \$ other than money

However, the actual consideration consists of or includes other property or value given or promised is the whole/part of the consideration.

In construing this deed and where the context so requires, the singular includes the plural and grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

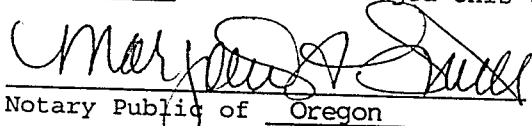
In Witness Whereof, the grantor has executed this instrument this 17th day of DECEMBER, 1999; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.


STEPHEN E. HILBERT


DEBBIE P. HILBERT

STATE OF Oregon, County of Klamath)) ss.

acknowledged before me on DECEMBER 17, 1999, by Stephen E. Hilbert and Debbie P. Hilbert, and acknowledged this to be their voluntary act and deed.


Notary Public of Oregon
My commission expires 12-20-02



AFTER RECORDING RETURN TO:

Trustees of the Hilbert Family Trust
P.O. Box 8164
Incline Village, NV 89452

AMERITITLE, has recorded this
Instrument by request as an accommodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

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EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

LOT 176 OF RUNNING Y RESORT, PHASE 3 PLAT, RECORDED IN KLAMATH COUNTY, OREGON.

PARCEL 2

The Northerly 60 feet and the Westerly 150 feet of the Southerly 85.44 feet of Lot E, Subdivision of ENTERPRISE TRACT NO. 24, in NW1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

ALSO Starting at the Northwest corner of Section 3, Township 39 South, Range 9 East of the Willamette Meridian; thence South 00 degrees 00 1/2' East along the Westerly boundary of said Section 3, 826.8 feet, more or less, to its intersection with a line parallel with and 75.0 feet distant at right angles Northeasterly from the center line of the Klamath Falls-Lakeview State Highway, also known as South 6th Street, as the same is now located and constructed, said parallel line being also the Northerly right of way line of said Highway; thence South 55 degrees 52 1/2' East along said right of way line 2,192.4 feet, more or less, to an iron peg marking the Southwesterly corner of that certain tract of land conveyed to Swan Lake Moulding Company by deed dated May 16, 1968, and recorded in Volume M68, page 4736 of Klamath County Deed Records from which peg a cross chisled in the concrete sidewalk bears South 34 degrees 07 1/2' West 10.0 feet; thence North 34 degrees 07 1/2' East at right angles to Sixth Street 150.0 feet to an iron peg and the true point of beginning of this description; thence South 55 degrees 52 1/2' East 73.52 feet to an iron peg in the East line of Enterprise Tract No. 33A; thence North 00 degrees 21 1/2' East 132.36 feet along the East line to an iron peg; thence South 34 degrees 07 1/2' West 109.92 feet to the place of beginning.

PARCEL 3

Government Lots 20, 21, 30, 31 and 40 of Section 16 and the W1/2 W1/2 SW1/4 and SW1/4 SW1/4 NW1/4 of Section 15, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING therefrom anything lying within the right of way of the Southern Pacific Railroad right of way.

PARCEL 4

Lot 33, Section 9; SW1/4 SW1/4 SW1/4 and Lot 15, Section 10; W1/2 NW1/4 NW1/4 and NW1/4 SW1/4 NW1/4 of Section 15; and Lots 1, 10, 11 of Section 16; all in Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPT a portion of Sections 15 and 16, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the quarter corner common to Sections 9, 10, 15 and 16, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence South 4 degrees West 1,820.20 feet, more or less, to an iron pin on the South line of Lot 11 of said Section 16 which is the true point of beginning; thence West along said line a distance of 687.20 feet, more or less, to an iron pin on the East bank of the Williamson River; thence Northerly along said East bank a distance of 136.80 feet, more or less to an iron pin; thence East parallel to said South line of Lot 11 a distance of 904 feet, more or less, to an iron pin on the West line of a private roadway; thence South along West lot line a distance of 138.40 feet, more or less, to an iron pin on the South line of said Lot 11; thence West along said South line a distance of 176.80 feet, more or less, to the true point of beginning.

PARCEL 5

Lot 66, 67 and 68, LEWIS TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 12/20/99, at 11:48 a.m.
In Vol. M99 Page 49815
Linda Smith,
County Clerk Fee \$ 35.00