

200 MAY 17 PM 3:41

MT50980-MS  
WARRANTY DEED

Vol M00 Page 17976

JOHN M. ANDERSCH and KIMBERLY A. ANDERSCH, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:

SHIRLEY F. HILYARD,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE  
3909-003DA-00500-000 528405

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:

Trust Deed, subject to the terms and provisions thereof, given to secure  
an indebtedness with interest thereon and such future advances as may be  
provided therein.

Dated: (none given)

Recorded: December 15, 1997

Volume: M97, page 40719, Microfilm Records of Klamath County, Oregon  
BUYER HEREIN AGREES TO ASSUME SAID TRUST DEED.

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 380,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 6856 HILYARD STREET, KLAMATH FALLS, OR 97603

Dated this 16 day of May, 2000.

John M. Andersch  
JOHN M. ANDERSCH

Kimberly A. Andersch  
KIMBERLY A. ANDERSCH

State of Oregon  
County of KLAMATH



This instrument was acknowledged before me on May 16, 2000 by JOHN  
M. ANDERSCH AND KIMBERLY A. ANDERSCH.

Linda Sinclair  
(Notary Public for Oregon)

My commission expires 12/21/2000

ESCROW NO. MT50980-MS

Return to:

SHIRLEY F. HILYARD  
6856 HILYARD STREET  
KLAMATH FALLS, OR 97603

26.00  
M

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**17977**

A parcel of land lying in the NE1/4 SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point which is South 55.03 feet and South 89 degrees 14' West 298 feet from the quarter section corner common to Sections 2 and 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said point also being 53 feet South of (when measured at right angles to) the relocated center line of the Klamath Falls-Malin Highway; thence continuing South 89 degrees 14' West a distance of 132 feet; thence South 0 degrees 30' 30" East a distance of 137 feet; thence North 89 degrees 58' 30" East a distance of 132 feet; thence North 0 degrees 30' 30" West a distance of 137 feet to the point of beginning.

**State of Oregon, County of Klamath**  
Recorded 05/17/00, at 3:41 p. m.  
In Vol. M00 Page 17976  
**Linda Smith,**  
County Clerk Fee \$ 26<sup>00</sup>