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Vol M01 Page 59477  
STATE OF OREGON, } ss.01 NOV 20 01 13:21  
01 NOV 20 01 13:21 HILYARD

6850 HILYARD AVE

KLAMATH FALLS OR 97603

Grantor's Name and Address

HAL GREGORY HILYARD et al

6850 HILYARD AVE

KLAMATH FALLS OR 97603

Grantee's Name and Address

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

HAL GREGORY HILYARD et al

6850 HILYARD AVE

KLAMATH FALLS OR 97603

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

HAL GREGORY HILYARD et al

6850 HILYARD AVE

KLAMATH FALLS OR 97603

SPACE RESERVED  
FOR  
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 11/20/01 3:21 p. m.In Vol. M01, Page 59477

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2 Deputy.

MTLSS474-KR

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that SHIRLEY F. HILYARD

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by HAL GREGORY HILYARD & KIMBERLY ELAINE HILYARD, husband and wife, as to an undivided 21% interest and KELLY ANNE HILYARD, as to an undivided 21% interest hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, 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 LEGAL DESCRIPTION ON EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): those apparent upon the land, if any, as of the date of this deed

\_\_\_\_\_, and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 187,320.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration.~~ (The sentence between the symbols ~~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 on November 20, 2001; 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.

Shirley F. Hilyard  
SHIRLEY F. HILYARD

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on November 20, 2001,  
by SHIRLEY F. HILYARD

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



Kristil Redd  
Notary Public for Oregon  
My commission expires 11/18/2003

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

A portion of the SE1/4 NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a 1 inch axle marking the Southwesterly corner of lot 82 of Pleasant Home Tracts, a duly recorded subdivision; thence North 89 degrees 24' 30" East along the Southerly boundary of said Lot 82 and said Pleasant Home Tracts a distance of 660.20 feet to a 3/4 inch iron pipe; thence South 00 degrees 35' 00" East a distance of 1301.82 feet to the Northerly right of way line of South Sixth Street (State Highway No. 140); thence North 88 degrees 59' 04" East along said Northerly right of way line 102.50 feet to the true point of beginning as marked by a P-K Nail; thence continuing along said Northerly right of way line North 88 degrees 59' 04" East 142.5 feet to a 1/2 inch iron pin on the Easterly line of that parcel of land as described in Deed Volume M72, page 760, Records of Klamath County, Oregon; thence along said Easterly line North 00 degrees 35' 00" West 154.43 feet to a 5/8 inch iron pin; thence South 89 degrees 25' 00" West 142.52 feet to a 5/8 inch iron pin; thence South 00 degrees 35' 00" East 155.35 feet to the true point of beginning, with bearings based on Survey No. 1480, as recorded in the office of the Klamath County Surveyor.