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02 SEP 20 PM 2:33

Vol M02 Page 53655
STATE OF OREGON, 1 ss

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name, Address, Zip):
same as below

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

Shirley F Hilyard
6856 Hilyard
Klamath Falls, Oregon 97603SPACE RESERVED
FOR
RECORDER'S USEState of Oregon, County of Klamath
Recorded 09/20/2002 2:33 P. m.
Vol M02, Pg 53655-56
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

puty.

M4C
1396-4051

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that HAL G HILYARD AND KIM E HILYARDhereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
SHIRLEY F HILYARDhereinafter 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:

Lot 4 in Block 11, FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to that certain trust deed recorded November 25, 1997 in Volume M97 at Page 38583, Microfilm Record of Klamath County, Oregon which Grantee agrees to assume and pay and hold the Grantor harmless from any and all liability resulting therefrom.

(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 \$ 120,000.00. ^{or} 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. ^{or} (The sentence between the symbols ^{or}, 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 September 20 2002; 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.

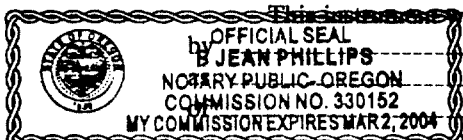
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Hal G Hilyard

Kim E Hilyard

STATE OF OREGON, County of KlamathThis instrument was acknowledged before me on September 20 2002
by Hal G Hilyard and Kim E Hilyard

This instrument was acknowledged before me on _____

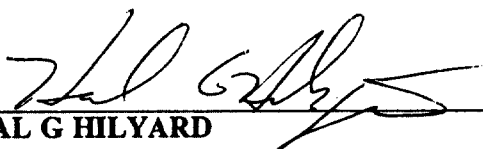
Notary Public for Oregon
My commission expires _____

26 M


**THE FOLLOWING CLAUSE MUST
BE CONTAINED IN THE DEED
USED TO TRANSFER TITLE ON
THIS PROPERTY**

**(IF ATTACHED TO THE DEED AS AN EXHIBIT BOTH BUYERS
AND SELLERS MUST SIGN DIRECTLY BELOW THE CLAUSE)**

Grantees herein, as a part of the purchase price and consideration for this deed, assume and agree to pay the indebtedness evidenced by that certain mortgage (or Deed of Trust) made from HAL G HILYARD and KIM E HILYARD to Wells Fargo Home Mortgage, Inc., which mortgage is recorded in the office of Klamath County Clerk, in book m97 and page 38583 and/or Document Number 49068. And for the same consideration Grantees hereby assume the obligation of HAL G HILYARD and KIM E HILYARD under the terms of the instruments creating the loan to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. This liability to the Department of Veterans Affairs is under the authority of Chapter 37, Title 38 of the United States Code, and supersedes any State or local law barring or limiting deficiencies following foreclosure of real property.



HAL G HILYARD



SHIRLEY F HILYARD



KIM E HILYARD
