



2007-016876

Klamath County, Oregon



00032174200700168760020028

THIS SPA

09/26/2007 03:23:19 PM

Fee: \$26.00

MTC13910-9022

After recording return to:

SHIRLEY F. HILYARD

6850 HILYARD AVE.

KLAMATH FALLS, OR 97603

Until a change is requested all
tax statements shall be sent to
The following address:

SHIRLEY F. HILYARD

6850 HILYARD AVE.

KLAMATH FALLS, OR 97603

Escrow No. MT60038-KR

WARRANTY DEED

LINDA L. WOOD, 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

510487

3909-001DC-01900-000

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.

The true and actual consideration for this conveyance is \$85,000.00.

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.

Dated this 14th day of April, 2003.

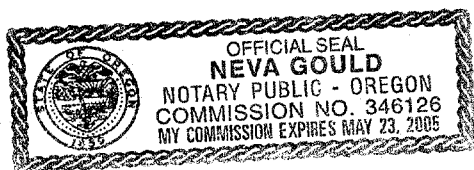
LINDA L. WOOD

State of ~~Washington~~ Oregon
County of ~~Walla Walla~~ Umatilla

This instrument was acknowledged before me on April 14, 2003 by LINDA L. WOOD.

(Notary Public)

My commission expires



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.

240 AMT

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land in the SW1/4 of the SE1/4 of Section 1, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the Northerly right-of-way line of Hilyard Avenue, 30 feet Northerly at right angles from the center line of Hilyard Avenue, said point being North 0° 04' West a distance of 30 feet and North 89° 56' East a distance of 774.1 feet from the iron axle which marks the one-quarter corner common to Sections 1 and 12, Township 39 South, Range 9 East, Willamette Meridian, said point also being the Southwesterly corner of that parcel of land described in deed to David Hall and Nina May Hall, husband and wife, recorded November 10, 1949 in Volume 235, page 159, Deed Records of Klamath County, Oregon; thence continuing North 89° 56' East along the North line of Hilyard Avenue a distance of 220.0 feet to the Southwesterly corner of that parcel of land described in deed from David Hall and Nina May Hall to Fred J. Dallas and Genevieve Dallas, husband and wife, recorded April 18, 1968 in Volume 336, page 609 and re-recorded May 7, 1962 in Volume 337, page 272, Deed Records of Klamath County; thence North 0° 04' West a distance of 93.37 feet along the West line of that parcel of land described in deed re-recorded May 7, 1962 in Volume 337, page 272, Deed Records of Klamath County; thence North 81° 14' West a distance of 114.53 feet along the Southerly line of that parcel of land described in deed from David J. Hall and Nina May Hall, husband and wife, to John O. Jacobson and Martha F. Jacobson, husband and wife, recorded March 4, 1964 in Volume 351, page 372, Deed Records of Klamath County, to the Southwesterly corner of said Jacobson parcel ; thence South 43° 51' West a distance of 154.02 feet, more or less, along the Westerly line of the property described in deed to Halls recorded November 10, 1949 in Volume 235, page 159, to the point of beginning.