

Betty Jean Hilyard  
 7909 Keller Road  
 Klamath Falls, OR 97603

**2014-001515**  
 Klamath County, Oregon  
 02/21/2014 03:08:49 PM  
 Fee: \$57.00

Grantee's Name and Address

After recording return to:  
 Same as above

Until a change is requested all tax statements  
 shall be sent to the following address:  
 Same as above

Escrow No. MT100061SH  
 Title No. 0100061  
 BSD r.020212

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **LARRY FARREL HILYARD, SHARI JEAN DANIEL, SUSAN CAROL BAILEY AND LINDA FRANCES HILYARD**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **BETTY JEAN HILYARD**

hereinafter 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 anyway appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

In Township 39 South, Range 10 East of the Willamette Meridian:

A parcel of land situate in the SW1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Beginning at the intersection of a line 30 feet North of the South line of Section 7, said Township and Range, with the East right of way line of the Enterprise Irrigation Canal; thence Northwesterly, Northerly and Northeasterly along said Enterprise Irrigation Canal right of way line to its intersection with the South right of way line of the Oregon California and Eastern Railway right of way; thence Southeasterly along said railway right of way to the East line of said SW1/4 of Section 7; thence South along the East line of said SW1/4 to a point 30 feet North of the South line of said Section 7; thence running West on a line parallel to and 30 feet North of the South line of Section 7 to the point of beginning.

ALSO a portion of SW1/4 SE1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Southwest corner of said SW1/4 SE1/4 of said Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence East on the Section line 767.8 feet; thence North and parallel with

**Consideration: To Clear Title**

West line of said SW1/4 SE1/4, 577.4 feet, more or less, to the intersection with the South line of the right of way of the O.C. & E. Railway Company; thence Northwesterly following the said South line of the right of way of the O.C. & E. Railway Company; to its intersection with the West line of said SW1/4 SE1/4; thence South on the West line of said SW1/4 SE1/4 908 feet, more or less, to the point of beginning.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **STO CLEAR TITLE.**

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

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

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.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

In Witness Whereof, the grantor has executed this instrument this 12<sup>th</sup> day of February, 2014 if a corporate grantor, 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.

Larry Farrel Hilyard

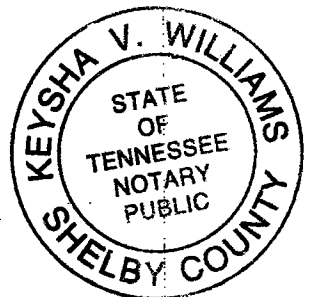
Larry Farrel Hilyard

State of Florida  
County

This instrument was acknowledged before me on 12<sup>th</sup> February, 2014 by Larry Farrel Hilyard

Keysha V. Williams  
(Notary Public for Florida)

My commission expires January 28 2015



SIGNATURE PAGE  
EXHIBIT "A"

Shari Jean Daniel  
Shari Jean Daniel

STATE OF Oregon

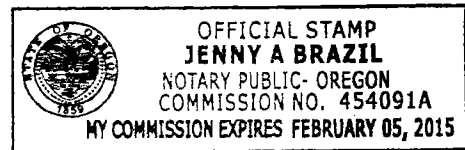
SS. February 12, 2014

COUNTY OF Klamath

Personally appeared the above named Shari Jean Daniel acknowledged the foregoing instrument to be her voluntary act.

WITNESS My hand and official seal. (seal)

Jenny A Brazil  
Notary Public  
State of Oregon  
My Commission expires: 2/5/2015



Susan Carol Bailey  
Susan Carol Bailey

STATE OF Oregon

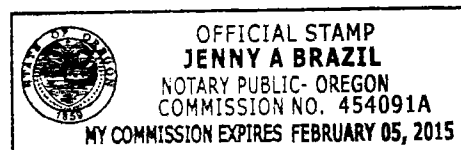
SS. February 12, 2014

COUNTY OF Klamath

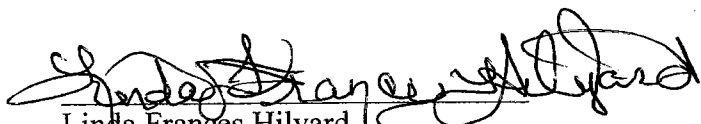
Personally appeared the above named Susan Carol Bailey acknowledged the foregoing instrument to be her voluntary act.

WITNESS My hand and official seal. (seal)

Jenny A Brazil  
Notary Public  
State of Oregon  
My Commission expires: 2/5/2015



SIGNATURE PAGE  
EXHIBIT "A" Page 2

  
Linda Frances Hilyard

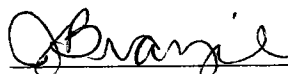
STATE OF Oregon

SS. February 12, 2014

COUNTY OF Klamath

Personally appeared the above named Linda Frances Hilyard acknowledged the foregoing instrument to be her voluntary act.

WITNESS My hand and official seal. (seal)

  
Notary Public  
State of Oregon  
My Commission expires: 2/5/2015

