



THIS SPACE RESERVED FOR RECORDER'S USE

**2014-001516**  
Klamath County, Oregon  
02/21/2014 03:08:49 PM  
Fee: \$52.00

After recording return to:

Helena DeJong

4716 Glenwood Drive

Klamath Falls, OR 97603

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

Helena DeJong

7909 Keller Road

Klamath Falls, OR 97603

Escrow No. MT100061SH

Title No. 0100061

SWD r.020212

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### STATUTORY WARRANTY DEED

**Betty Jean Hilyard,**

Grantor(s), hereby convey and warrant to

**Helena DeJong,**

Grantee(s), the following described real property in the County of **Klamath** and State of Oregon free of  
encumbrances except as specifically set forth herein:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

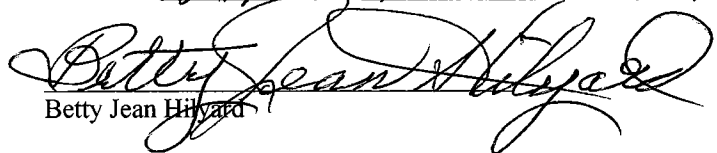
The true and actual consideration for this conveyance is **\$350,000.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this  
deed and those shown below, if any:

529m

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.

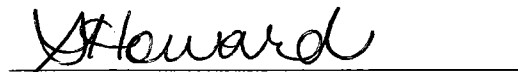
Dated this 21<sup>st</sup> day of Feb, 2014

  
Betty Jean Hilyard

State of Oregon  
County of Klamath

This instrument was acknowledged before me on Feb 21, 2014 by Betty Jean Hilyard.



  
(Notary Public for Oregon)  
My commission expires 11-18-15

## LEGAL DESCRIPTION

### “EXHIBIT A”

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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 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.