



THIS SPACE RESERVED FOR RECORDER'S USE

2015-000416

Klamath County, Oregon

01/15/2015 03:51:54 PM

Fee: \$52.00

After recording return to:

Hal Gregory Hilyard

2609 Vale Rd.

Klamath Falls, OR 97603

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

Hal Gregory Hilyard

2609 Vale Rd.

Klamath Falls, OR 97603

Escrow No. MT99402-SH

Title No. 0099402

SWD r.020212

STATUTORY WARRANTY DEED

Shirley F. Hilyard,

Grantor(s), hereby convey and warrant to

Hal Gregory Hilyard and Kimberly Elaine Hilyard, as tenants by the entirety,

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 **Exchange**.

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:

52.00

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 13 day of Jan 15, _____.

Shirley F. Hilyard
Shirley F. Hilyard

State of Oregon
County of Klamath

This instrument was acknowledged before me on Jan 13th, 2015 by Shirley F. Hilyard.



Stacy M. Howard
(Notary Public for Oregon)

My commission expires 11-18-15

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.