

Time
Returned at Counter

After recording return to:
William L. Wallace & Kelly A. Wallace
6856 Hilyard Avenue
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent
to the following address:
William L. Wallace & Kelly A. Wallace
6856 Hilyard Avenue
Klamath Falls, OR 97603

2018-005285

Klamath County, Oregon



00221521201800052850020021

04/30/2018 01:21:03 PM

Fee: \$47.00

STATUTORY
BARGAIN AND SALE DEED

We, Shirley Faye Hilyard, Kelly Anne Wallace (who acquired title as Kelly Anne Hilyard), Hal Gregory Hilyard and Shana Leann Lavier (who acquired title as Shana Leann Hilyard), as Tenants in Common, Grantors, conveys to, William L. Wallace and Kelly A. Wallace, as Tenants by the Entirety, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

A PARCEL OF LAND, BEING A PORTION OF PARCEL 1 OF "LAND PARTITION 10-99", SITUATED IN THE NW1/4 NE1/4 OF SECTION 12, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 3 OF "LAND PARTITION 21-99"; THENCE N89°58'46"E 25.00 FEET; THENCE N00°01'14"W 155.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HILYARD AVENUE; THENCE S89°58'46"W, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 25.00 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID PARCEL 3 OF "LAND PARTITION 21-99"; THENCE S00°01'14"E 155.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.09 ACRES, MORE OR LESS AND WITH BEARINGS BASED ON RECORD OF SURVEY NO. 6420 ON FILE IN THE OFFICE OF THE KLAMATH COUNTY SURVEYOR

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.

The true consideration for this conveyance is \$0. (Here comply with the requirements of ORS 93.030)
This conveyance is made pursuant to Property Line Adjustment 15-17

Dated this 21 day of April, 2018.

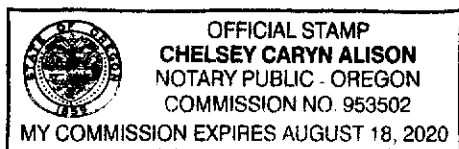
Shirley Faye Hilyard by Hal Gregory Hilyard P.O.A.
Shirley Faye Hilyard

State of Oregon
County of Klamath ss

This instrument was acknowledged before me on this 21st day of April, 2018, by
Shirley Faye Hilyard

[Signature]
Notary Public for the State of Oregon

My commission expires: August 18, 2020

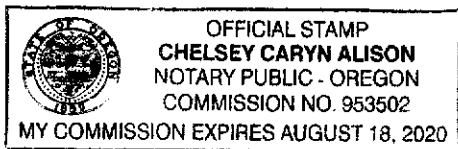


Dated this 21st day of APRIL, 2018.

Kelly Anne Wallace
Kelly Anne Wallace

State of Oregon }
County of Klamath } ss

This instrument was acknowledged before me on this 21st day of April, 2018, by
Kelly Anne Wallace



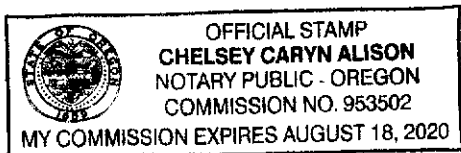
Chelsey Caryn Alison
Notary Public for the State of Oregon
My commission expires: August 18, 2020

Dated this 21 day of April, 2018.

Hal Gregory Hilyard
Hal Gregory Hilyard

State of Oregon }
County of Klamath } ss

This instrument was acknowledged before me on this 21st day of April, 2018, by
Hal Gregory Hilyard



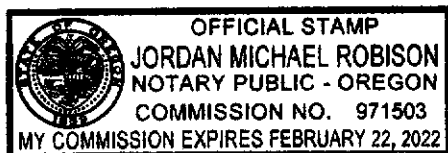
Chelsey Caryn Alison
Notary Public for the State of Oregon
My commission expires: August 18, 2020

Dated this 27th day of April, 2018.

Shana Leann Lavier
Shana Leann Lavier

State of Oregon }
County of Polk } ss

This instrument was acknowledged before me on this 27th day of April, 2018, by
Shana Leann Lavier



Jordan Michael Robison
Notary Public for the State of Oregon
My commission expires: 2/22/2022