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2018-012718

Klamath County, Oregon



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10/17/2018 03:01:47 PM

Fee: \$87.00

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Jacquelyn Hilyard JoAnn Shakon 5498 Miller Avenue Klamath Falls, OR 97603
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Grantor:
Willard & Elinor Hume
1000 Towne Center Dr., #3105
Klamath Falls, OR 97601

Grantee:
Jacquelyn Hilyard
5498 Miller Avenue
Klamath Falls, OR 97603
and
JoAnn Shakon
12115 Summer Meadow Drive
Lakewood Ranch, FL 34202

-BARGAIN AND SALE DEED-

Willard D. Hume and Elinor J. Hume, Husband and Wife, Grantors convey to Jacquelyn Hilyard, 5498 Miller Avenue, Klamath Falls, OR 97603 and JoAnn Shakon, 12115 Summer Meadow Drive, Lakewood Ranch, FL 34202, as joint tenants with rights of survivorship, Grantees the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See attached Exhibit "A" incorporated herein by reference.

The true and actual consideration for this transfer is \$300,000.00.

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 12TH day of OCTOBER, 2018.

Elinor Hume POA
Willard D. Hume
BY ATTORNEY-IN-FACT

Elinor J. Hume
Elinor J. Hume

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 12 day of OCTOBER, 2018, the above-named Willard Hume and Elinor Hume and acknowledged the foregoing instrument to be their voluntary act

Karen Ann Baker
Notary Public for Oregon
My Commission expires: 9-2-2021

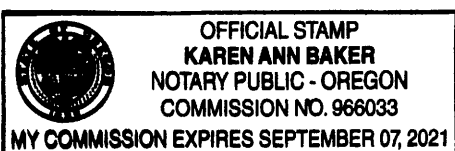


EXHIBIT "A"

A tract of land situated in the N½ of Section 28, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the North one-fourth corner of said Section 28; thence North 89°49'03" West along the North line of said Section 28 a distance of 7.00 feet; thence following the centerline of an irrigation ditch; South 00°29'26" West 743.07 feet (a 5/8 inch iron pin bears South 00°29'26" West 24.30 feet); thence along the arc of a curve to the left (radius-20 feet and central angle- 101°05'56") 35.29 feet; thence North 79°23'30" East 73.18 feet (a 5/8 inch iron pin bears North 79°23'30" East 49.14 feet); thence along the arc of a curve to the right (central angle-78°38'00" and radius-60 feet) 82.34 feet; thence South 21°58'30" East 55.81 feet; thence along the arc of a curve to the right (central angle -17°58'22" and radius 300 feet) 94.11 feet; thence leaving said ditch South 88°56'48" East 631.78 feet to a 5/8 inch iron pin on the south edge of an irrigation ditch; thence North 00°19'32" East 909.33 feet to a 5/8 inch iron pin; thence continuing North 00°19'32" East 30.00 feet to the North line of said Section 28; thence North 89°54'41" West along the North line of said Section 28 827.90 feet to the point of beginning.

Reserving unto Grantor, its successors and assigns, an easement for ingress and egress for the purpose of using and maintaining the existing irrigation and drainage ditches through the property, which easement shall be reserved for the benefit of all persons having an interest in said irrigation and drainage ditches.

Subject to: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; liens and assessments of the Klamath Project and Klamath Irrigation District. and regulations, contracts, easements and water and irrigation rights in connection therewith; right of way for irrigation ditch as set out in Deed recorded January 25, 1930 in Book 89, page 560 Deed Records, Klamath County, Oregon, and as disclosed by the description contained therein; easements and rights of way of record and apparent on the land, if any.

Klamath County Assessor's Parcel No. R-3910-02800-00900 and more commonly referred to as 11490 Crystal Springs Road, Klamath Falls, Oregon 97603