



00329793202400049720010012
06/20/2024 11:27:06 AM

Fee: \$82.00

Returned at Counter

After recording, return to:
Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:
Hal G Hilyard and Kimberly E. Hilyard,
Trustees of the Hilyard Family Trust
6850 Hilyard Avenue
Klamath Falls, OR 97603

Grantor:
Hal G Hilyard and Kim Hilyard
6850 Hilyard Avenue
Klamath Falls, OR 97603

Grantee:
Hal G Hilyard and Kimberly E. Hilyard,
Trustees of the Hilyard Family Trust
6850 Hilyard Avenue
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

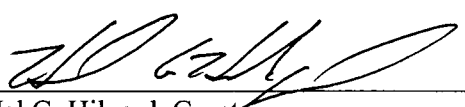
Hal G. Hilyard and Kim Hilyard, as tenants by the entirety, Grantors, convey to Hal G Hilyard and Kimberly E. Hilyard, Trustees of the Hilyard Family Trust, Grantee, their interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Refer to Exhibit A, attached hereto and incorporated by this reference.

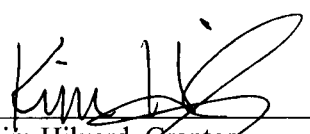
The true and actual consideration for this transfer is \$0.00.

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 17 day of June, 2024.



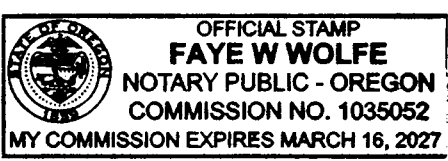
Hal G. Hilyard, Grantor

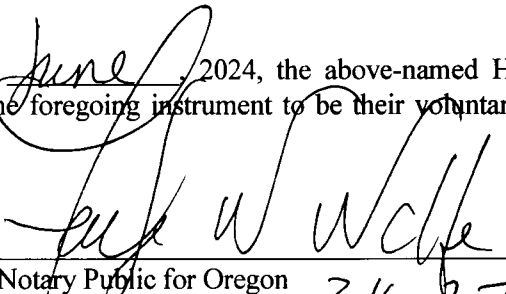


Kim Hilyard, Grantor

STATE OF OREGON)
County of Klamath) ss.

Personally appeared before me this 17 day of June, 2024, the above-named Hal G. Hilyard and Kim Hilyard, Grantors, and acknowledged the foregoing instrument to be their voluntary act. Before me:





Notary Public for Oregon
My Commission expires: 3.16.27

EXHIBIT A

Parcel 1: Parcel 1 of Land Partition 21-99, being Parcel 1 of "Minor Land Partition No. 25-87," situated in the NW 1/4 NE 1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon surveyed August 26, 1999.

Parcel 2: Parcel 2 of Land Partition 21-99, being Parcel 1 of "Minor Land Partition No. 25-87," situated in the NW 1/4 NE 1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon surveyed August 26, 1999.