

2010-002453

Klamath County, Oregon



After recording return to:
Dean & Connie Hill
PO Box 544
Merrill, OR 97633

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

File No.: COURTESY ()

Date: February 18, 2010

THIS SPACE

00080215201000024530020027

02/18/2010 12:10:01 PM

Fee: \$42.00

2025-002449

Klamath County, Oregon



00340409202500024490030039

04/04/2025 02:30:34 PM

Fee: \$92.00

RERECORDED AT THE REQUEST OF PARKS & RATLIFF, P.C. TO ADD EXHIBIT A
PREVIOUSLY RECORDED AS DOCUMENT NO. 2010-002453.

STATUTORY BARGAIN AND SALE DEED

Dean Fleming Hill and Connie Mae Hill, As Trustees of the Hill Family Trust Dated March 19, 1996, Grantor, conveys to **Hills West Investments, LLC**, Grantee, the following described real property:

See Attached Legal Description "Exhibit A"

The true consideration for this conveyance is **\$-0-**. (Here comply with requirements of ORS 93.030)

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, OF CHAPTER 424, OREGON LAWS 2007. 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 18 day of Feb., 2010.

APN:

Bargain and Sale Deed
- continued

File No.: 7021-SarahW (SAC)
Date: 01/20/2010

Dean Fleming Hill, Trustee
Dean Fleming Hill, Trustee

Connie Mae Hill, Trustee
Connie Mae Hill, Trustee

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 18 day of February, 2010
by Dean Fleming Hill & Connie Mae Hill
Sarah Kness



Notary Public for Oregon
My commission expires: 10/16/2010

EXHIBIT "A"

A portion of Tract 9 of ALTAMONT RANCH TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon more particularly described as follows:

Beginning at a point of the South side of Laverne Avenue 465.6 feet West of the Great Northern right of way on the East side of said Tract, said point of beginning being 30 feet South of the North line of said Tract 9; thence West parallel with Laverne Street 75 feet; thence South 150 feet; thence East 75 feet; thence North 150 feet to the point of beginning.

Account No.: 543665

Map No.: 3909-010CB-00700