

Returned at Counter

2026-003318  
Klamath County, Oregon



04/15/2026 01:21:41 PM

Fee: \$92.00

AFTER RECORDING RETURN TO:  
Parks & Ratliff, P.C.  
620 Main Street  
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:  
Frank Hilliker  
9310 Los Coches Rd.  
Lakeside, CA 92040

GRANTEE'S NAME AND ADDRESS:  
Nicholas Gordon Moxley  
PO Box 104  
Bonanza, OR 97623

SEND TAX STATEMENTS TO:  
Nicholas Gordon Moxley  
PO Box 104  
Bonanza, OR 97623

**BARGAIN AND SALE DEED**

**Frank Hilliker** hereinafter referred to as grantor, conveys to **Nicholas Gordon Moxley**, hereinafter referred to as grantee, the entirety of his interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Parcel 1 of Land Partition 40-23, situated in the SW1/4 and SE1/4 of Section 6 and the NE1/4, NW1/4 and SW1/4 of Section 7, Township 39 South, Range 11 East of the Willamette Meridian, recorded on October 24, 2024, in Instrument 2024-009293, records of Klamath County, Oregon.

Tax Account No.: 902785

SUBJECT TO that certain Deed of Trust dated April 17th, 2006, between Harold Hilliker and John Steven Zeigler and Cynthia Smart Zeigler (as "Grantor"), First American Title Insurance Company of Oregon, (as "Trustee"), and Jeff Garcelon as to an undivided 1/2 interest and Glenn Garcelon and Amy R. Garcelon as to an undivided 1/2 interest (as "Beneficiary"), which was recorded in the office of the County Clerk of Klamath County on the 18th day of May 2006, as Instrument No. M06-10052 of the Official Records of Klamath County, Oregon, which trust deed constitutes a first deed of trust upon the premises described hereinabove, and which encumbrance, by its terms, matures on May 21, 2036.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$4,000.

IN WITNESS WHEREOF, the grantor has executed this instrument this 7 day of April 2026.

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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

[Redacted Signature]

Frank Hilliker

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of San Diego ) ss.

On April 7, 2024 before me, Sara Musser, a notary public, personally appeared Frank Hilliker, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Sara Musser

