

WARRANTY DEED

TIMOTHY O. HAYDEN and SANDRA M. HAYDEN, husband and wife, Grantors convey and warrant to WILLIAM LEE OSBORN and VIRGINIA D. OSBORN, husband and wife, Grantees, the following described real property, free of all encumbrances, except as specifically set forth herein:

The Easterly 17 feet of Lot 11 and the Westerly 17 feet of Lot 10 in Block 35 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. The interest of Stanley T. Van Ootegham and Lillian B. Van Ootegham, husband and wife, as contract purchasers as disclosed by assignment, including the terms and provisions thereof, between Richard H. Gallagher and Barbara Jeanne Gallagher, husband and wife, and First Federal Savings & Loan Association of Klamath Falls, dated March 30, 1962, recorded April 16, 1962, in Vol. 336 at page 573, Deed records of Klamath County, Oregon;
3. The interest of Stephen J. Petric, Ann S. Petric and Ann M. Petric, as contract purchasers, as disclosed by Assignment of Vendees' Interest in Contract, including the terms and provisions thereof, from Louie Van Ootegham and Janet Van Ootegham, husband and wife, dated October 21, 1965, recorded November 5, 1965, in Microfilm records as Document No. 1665 of Vol. M65 page 3429, records of Klamath County, Oregon, in and to that contract between Richard H. Gallagher and Barbara Jeanne Gallagher, husband and wife, and Mervyn L. Shuck. NOTE: the interest of Stanley T. Van Ootegham and Lillian E. Van Ootegham, husband and wife, was assigned to Louie Van Ootegham and Janet Van Ootegham as disclosed by Assignment above described.

The true and actual consideration paid for this conveyance is \$13,000.00.

WITNESS Grantors' hands this 1st day of April, 1974.

Timothy O. Hayden

Sandra M. Hayden

20991

STATE OF OREGON)
County of Klamath) ss.

Personally appeared TIMOTHY O. HAYDEN and SANDRA M.
HAYDEN, husband and wife, and acknowledged the foregoing instrument
to be their voluntary act and deed.

BEFORE ME:

[Signature]
Notary Public for Oregon
My Commission Expires: 8-5-75

*Return
First Federal*

Unless a change is requested
all tax statements shall be
sent to the following address:

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of MOUNTAIN TITLE CO
this 1st day of NOVEMBER A. D. 1977 at 3:41 o'clock P.M., and
fully recorded in Vol. M77, of DEEDS on Page 20990
FEE \$ 6.00
Wm D. MILNE, County Clerk
By *[Signature]*

WARRANTY DEED, PAGE TWO.