

KNOW ALL MEN BY THESE PRESENTS, That
JAMES W. HAYES and ROBERTA M. HAYES, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DANIEL R. VAN METER and DIANA L. VAN METER, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 1 in Block 8 of BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Klamath County Tax Account #3809-019CC-03800.

SUBJECT TO: Trust Deed, including the terms and provisions thereof dated March 7, 1985, and recorded March 14, 1985, in Volume M85, page 3778, Microfilm Records of Klamath County, Oregon, in favor of Town & Country Mortgage, Inc., and Oregon corporation, as Beneficiary who subsequently assigned their interests to Peoples Mortgage Company, a Washington corporation which the above named Grantees agree to assume and pay in full.

"This instrument will 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 approved uses."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except all those of record and those apparent upon the land as of the date of this deed

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 42,263.09

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 7th day of September, 19 89, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,
County of Clatsop
September 7, 1989

Personally appeared the above named JAMES W. HAYES and ROBERTA M. HAYES

_____ and acknowledged the foregoing instrument
to be _____ their _____ voluntary act and deed.

(OFFICIAL SEAL) Trish O. Gledhill
Notary Public for Oregon
My commission expires: 11/12/91

+ James W. Hayes
 JAMES W. HAYES

 + Roberta M. Hayes
 ROBERTA M. HAYES
 STATE OF OREGON, County of _____) ss.
 19____

Before me: _____ (OFFICIAL SEAL)
 Notary Public for Oregon
 My commission expires: _____

JAMES W. HAYES and ROBERTA M. HAYES
169 North Laguna
Klamath Falls, OR 97601

DANIEL R. VAN METER and DIANA L. VAN METER
1108 Hanks
Klamath Falls, OR 97601

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was
received for record on the 11th
day of Sept., 19 89
at 10:09 o'clock A M., and recorded
in book M89 on page 16953 or as
file/reel number 4981,

Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline M. Henderson Deputy