

WARRANTY DEED

MTC 35527

LANNY R. WILBUR and PATRICIA L. WILBUR, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to JAMES W. HAYES and MICHAEL A. HAYES, with the rights of survivorship, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

and the 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.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 28,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 705 VERLINGS AVENUE, KLAMATH FALLS, OR 97603

Dated this 8 day of June, 1995

Lanny R. Wilbur
LANNY R. WILBUR

Patricia L. Wilbur
PATRICIA L. WILBUR

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon

SS. June 8 1995

COUNTY OF Klamath

Personally appeared the above named Lanny R. & Patricia L. Wilbur

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Mary Kenneally
Notary Public for

My commission expires 4/20/96

Return to:
JAMES W. HAYES
705 VERLINGS AVENUE
KLAMATH FALLS, OR 97603

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

Lot 8, Block 4, RIVERVIEW SECOND ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2

A parcel of land situated in the Northwest one-quarter of the Southeast one-quarter of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of Lot 8, Block 4 in RIVERVIEW SECOND ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, from which point the center one-quarter corner of said Section 5 bears North 00 degrees 31' 12" East 439.62 feet, more or less, thence South 00 degrees 31' 12" West 110.00 feet, more or less, to the Southeast corner of said Lot 8; thence South 89 degrees 24' 27" East 70.00 feet; thence North 00 degrees 31' 12" East 110.09 feet; thence North 89 degrees 28' 48" West 70.00 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 9th day
of June A.D., 19 95 at 11:37 o'clock A M., and duly recorded in Vol. M95,
of Deeds on Page 15249.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
[Signature]