

WARRANTY DEED

Vol. 1195 Page 22658

MTC 35951 NF

LARRY A. POWERS and GRACE E. POWERS,
Grantor(s) hereby grant, bargain, sell and convey to
KENNETH A. HAY and BONNIE L. HAY, husband and wife,
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 \$ 89,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2403 LINDLEY WAY, KLAMATH FALLS, OR 97603

Dated this 11th day of Aug, 1995

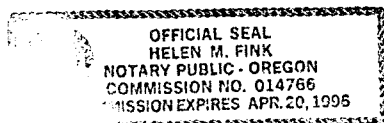
LARRY A. POWERS

Grace E. Powers
GRACE E. POWERS

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. 8/11 19 95
COUNTY OF Klamath

Personally appeared the above named Larry A. Powers and Grace E. Powers
and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Helen M. FinkNotary Public for OregonMy commission expires 4/20/96

Return to:

KENNETH ALAN HAY
2403 LINDLEY WAY
KLAMATH FALLS, OR 97603

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the S1/2 NW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin located South 429.0 feet and East 945.8 feet from the iron pin which marks the Southwest corner of the NW1/4 NW1/4 of Section 5; thence East 120.0 feet to an iron pin; thence South 119.0 feet to an iron pin; thence West 120.0 feet to an iron pin; thence North 119.0 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 23rd day
of Aug A.D., 19 95 at 10:53 o'clock A M., and duly recorded in Vol. M95,
of Deeds on Page 22658.

FEE \$35.00

By Bernetha G. Lelsch County Clerk