

RICHARD G. WESTSTEYN and DONNA J. WESTSTEYN, husband and wife,
Grantor(s) hereby grant, bargain, sell and convey to:
JEFFREY D. HOYAL, LORI D. HOYAL, DAVID D. HOYAL & DAWNA T. HOYAL, ALL WITH
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:

SUBJECT TO: Trust Deed recorded October 31, 1994, in Volume M94, page
33620, Microfilm Records of Klamath County, Oregon in favor of A. L.
Bruner, as Beneficiary. The above named Grantees DO NOT agree to assume
nor pay this Trust Deed and the Grantors herein hereby agree to hold the
Grantees harmless therefrom.

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 \$ 477,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 3976 BELLINGER LANE, KLAMATH FALLS, OR 97603

Dated this 10 day of May, 1996

Richard G. Weststeyn
RICHARD G. WESTSTEYN

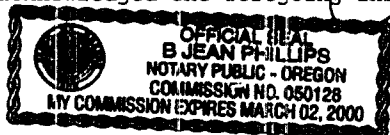
Donna J. Weststeyn
DONNA J. WESTSTEYN

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. May 10 1996
COUNTY OF Klamath

Personally appeared the above named

Richard G. Weststeyn
and Donna J. Weststeyn
and acknowledged the foregoing instrument to be their voluntary act.



Before me,

B. Jean Phillips
Notary Public for Oregon

My commission expires 3-2-2000

(seal)

ESCROW NO. MT37808-KR

Return to:

JEFFREY D. HOYAL
3976 BELLINGER LANE
KLAMATH FALLS, OR 97603

EXHIBIT "A" LEGAL DESCRIPTION

The E1/2 SW1/4, Government Lots 3 and 4, Section 30, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, and SE1/4 of Section 25, Township 37 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon.

ALSO a parcel of land situate in the S1/2 SE1/4 of Section 30, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the NW corner of the S1/2 SE1/4 of Section 30, thence South 00 degrees 11' 15" East along the West line of said S1/2 SE1/4, 1221.23 feet; thence leaving said West line, North 45 degrees 32' 28" East 39.08 feet to the point of curvature of a curve to the left; thence along the arc of a 170.00 feet radius curve concave to the North (delta = 44 degrees 28' 07") a distance of 131.94 feet (long chord = North 23 degrees 18' 35" East 128.65 feet), thence generally along a fence line, North 01 degrees 04' 31" East 1076.01 feet to a point on the North line of the S1/2 SE1/4 of said Section 30; thence leaving said fence line South 89 degrees 56' 16" West along said North line, 103.00 feet to the point of beginning.

SAVING AND EXCEPTING a parcel of land situate in the SE1/4 SW1/4 of Section 30, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the South quarter corner of Section 30, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, said corner being the quarter corner common to Sections 30 and 31 of said Township and Range, thence North 89 degrees 59' 16" West along the South line of said Section 30, a distance of 165.00 feet; thence leaving the South line of said Section 30, and along the arc of a 170.00 feet radius curve concave to the North (delta = 44 degrees 28' 06") a distance of 131.94 feet (long chord = North 67 degrees 46' 41" East 128.65 feet); thence leaving said curve, North 45 degrees 32' 38" East a distance of 65.30 feet to a point on the East line SE1/4 SW1/4 of said Section 30; thence South 00 degrees 11' 15" East along said East line 94.45 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of AmeriTitle the 13th day
of May A.D., 19 96 at 11:59 o'clock AM., and duly recorded in Vol. M96
of Deeds on Page 13628.

FEE \$35.00

By Bernetha G. Letsch, County Clerk