



WARRANTY DEED

ASPEN TITLE ESCROW NO. 05044686

AFTER RECORDING RETURN TO:

MR. AND MRS. THOMAS CONWAY  
7406 REEDER ROAD  
KLAMATH FALLS, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

MELVIN A. HAXBY AND SHERRY L. HAXBY, husband and wife,  
hereinafter called GRANTOR(S), convey(s) to THOMAS J. CONWAY  
AND MARY CONWAY, husband and wife, hereinafter called  
GRANTEE(S), all that real property situated in the County of  
Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
HEREIN.....

"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 30.390."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, of way and easements  
of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$6,000.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 15th day of May 1996.

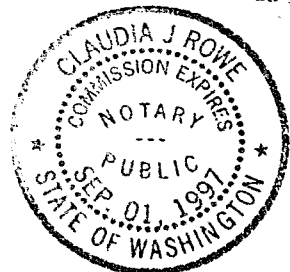
Melvin A. Haxby  
MELVIN A. HAXBY

Sherry L. Haxby  
SHERRY L. HAXBY

STATE OF <sup>Washington</sup> OREGON )  
County of <sup>Clark</sup> Klamath ) ss.

The foregoing instrument was acknowledged before me this 15th  
day of May, 1996, by MELVIN A. HAXBY AND SHERRY L. HAXBY.

Before me: Claudia J. Rowe  
Notary Public for ~~Oregon~~ <sup>Washington</sup>  
My Commission Expires: ~~APRIL 10, 2000~~  
9-1-1997



96 MAY 16 A.M. 09

## EXHIBIT "A"

Beginning at a point 1187.63 feet North and 30.00 feet West from the Southeast corner of said Section 19, said point being the Southeast corner of a parcel of land described in Volume M-76 at Page 11609, Deed Records of Klamath County, Oregon; thence West, along the South boundary of said parcel 208.71 feet; thence South 129.41 feet to the South boundary of the exception parcel in Deed Volume M-69 at Page 6055; thence North 87 degrees 09' East, along said boundary, 208.97 feet to the West boundary of Reeder Road; thence North, along said road boundary, 119.02 feet to the point of beginning.

CODE 170 MAP 3910-19DO TL 1100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 16th day  
of May A.D., 19 96 at 10:09 o'clock A M., and duly recorded in Vol. M96  
of Deeds on Page 14120.

FEE \$35.00

By Bernetha G. Letsch County Clerk  
[Signature]