

MTC 39375 MS

SALLY L. DEMETRIFF AKA SALLY LEE TAYLOR,

Grantor(s) hereby grant, bargain, sell and convey to:

SPENCER JAMES HALEY and MICHELLE LEE HALEY, 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.

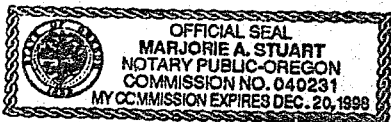
The true and actual consideration for this conveyance is \$ 44,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1129 LINCOLN STREET, KLAMATH FALLS, OR 97601

Dated this 17th day of October, 19 96

Sally L. Demetriff
SALLY L. DEMETRIFF

NOTARY ACKNOWLEDGEMENT

STATE OF Oregonss. October 17, 19 96COUNTY OF KlamathPersonally appeared the above named Sally L. Demetriffand acknowledged the foregoing instrument to be her voluntary act.

(seal)

Before me:

Marjorie A. Stuart
Notary Public for Oregon

My commission expires 12-20-98

ESCROW NO. MT39375-MS

Return to:

SPENCER JAMES HALEY

1129 LINCOLN STREET

KLAMATH FALLS, OR 97601

EXHIBIT "A"
LEGAL DESCRIPTION

The Southwesterly 21-2/3 feet of Lot 1 and the Northeasterly 21-2/3 feet of Lot 2 in Block 60 of NICHOLS 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, more particularly described as follows:

Beginning at a point on the Northwesterly line of Lincoln Street 173-1/3 feet Northerly along the said line from the Northeasterly line of Eleventh Street; thence continuing Northeasterly along said line of Lincoln Street a distance of 43-1/3 feet; thence Northwesterly at right angles to Lincoln Street a distance of 120 feet; thence Southwesterly parallel with Lincoln Street a distance of 43-1/3 feet; thence Southeasterly at right angles to Lincoln Street a distance of 120 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 22nd day
of Oct. A.D., 19 96 at 11:54 o'clock A. M., and duly recorded in Vol. M96,
of Deeds on Page 33360.
Bernetha G. Letsch County Clerk
By Kathleen Rose

FEE \$35.00