



WARRANTY DEED

ESCROW NO. 01045723

AFTER RECORDING RETURN TO:  
MR. AND MRS. KENNETH J. GOSWICK  
3010 Patterson c/o Frank A. Suelo  
Klamath Falls, OR 97603-7073

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

THOMAS ARTHUR AYRES also known as THOMAS A. AYRES and THOMAS A. AYERS, hereinafter called GRANTOR(S), convey(s) to KENNETH J. GOSWICK and VICTORIA E. GOSWICK, 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 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, 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.

DEED RESTRICTION:  
House Trailers, Mobile Homes and Travel Trailers are prohibited as permanent or temporary dwellings. This restriction shall run with the land and shall be binding upon all parties and all persons claiming thereunder.

1/20/97  
By [Signature]

The true and actual consideration for this transfer is \$58,900.00.

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

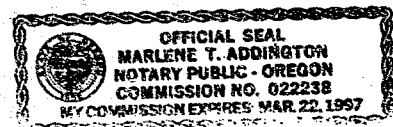
IN WITNESS WHEREOF, the grantor has executed this instrument this 23rd day of January, 1997.

[Signature]  
THOMAS ARTHUR AYRES

STATE OF OREGON, COUNTY OF Klamath)ss.

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of January, 1997, by THOMAS ARTHUR AYRES.

Before me: [Signature]  
Notary Public for Oregon  
My Commission Expires: March 22, 1997



A tract of land situated in the SW 1/4 NW 1/4 Section 18, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being the West 455.53 feet of said Parcel B and being more particularly described as follows:

Beginning at a point on the Northerly line of a road easement described in Volume M-79 at Page 7271 of the Klamath County Deed Records, from which the Northwest corner of said Section 18 bears North 27 degrees 23' 11" West 1983.77 feet; thence North 34 degrees 13' 49" East 135.80 feet; thence along the arc of a curve to the right (radius equals 70.00 feet and central angle equals 36 degrees 48' 59") 44.98 feet, to the Northwesterly corner of that tract of land described in Volume M-66 at Page 1501 of the Klamath County Deed Records; thence North 293.22 feet, to the North line of said Parcel B; thence along the boundary of said Parcel B, North 89 degrees 59' 04" West 455.53 feet, South 00 degrees 02' 42" East 422.87 feet, South 64 degrees 56' 14" East 66.26 feet, North 00 degrees 02' 42" West 25.21 feet, South 89 degrees 59' 04" East 102.38 feet and along the arc of a curve to the right (radius equals 220.00 feet and central angle equals 40 degrees 21' 53") 154.99 feet; thence North 40 degrees 22' 49" East 60.00 feet to the point of beginning.

CODE 32 MAP 3910-18BO TL 1000

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 29th day  
of January A.D., 19 97 at 11:02 o'clock A. M., and duly recorded in Vol. 897  
of Deeds on Page 2625.

FEE \$35.00

by Bernetha G. Letsch County Clerk  
Kathleen Ross