

CECIL H. HAYES and ELEANOR B. HAYES, husband and wife,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
W. D. BAKER,

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:

Lot 1 in Block 12 of TRACT 1003, THIRD ADDITION TO MOYINA, according to
the official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

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 \$ 110,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1037 THOMAS DRIVE, KLAMATH FALLS, OR 97603

Dated this 15 day of JULY, 1998.

Cecil H. Hayes
CECIL H. HAYES

Eleanor B. Hayes
ELEANOR B. HAYES

STATE OF OREGON

SS. JULY 15 1998

COUNTY OF KLAMATH

Personally appeared the above named CECIL H. HAYES AND ELEANOR B. HAYES

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kirsten Jensen
Notary Public for Oregon
My commission expires 4/6/02

ESCROW NO. MT45221-KJ

STATE OF OREGON,
County of Klamath ss.

Return to:

W. D. BAKER
1037 THOMAS DRIVE
KLAMATH FALLS, OR 97603

Filed for record at request of:

Amerititle

on this 15th day of July A.D., 1998
at 3:36 o'clock P.M. and duly recorded
in Vol. M98 of Deeds Page 25563

Bernetha G. Letsch, County Clerk

By Kathleen Rose
Fec. \$30.00 Deputy: