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MTC 45529-LW  
WARRANTY DEEDVol. m98 Page 33068

KENNETH SCOTT KIRKHAM and SUSAN L. KIRKHAM, husband and wife,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
DOMINIC E. HAYDEN and MANDY L. HAYDEN, 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:

SUBJECT TO A TRUST DEED RECORDED JULY 18, 1990, M90, PAGE 14236,  
MICROFILM RECORDS OF KLAMATH COUNTY, OREGON WHICH THE BUYER AGREES TO  
ASSUME AND PAY.

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 \$ 84,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: P.O. BOX 7501, KLAMATH FALLS, OR 97602

Dated this 27 day of Aug, 1998.

Kenneth Scott Kirkham  
KENNETH SCOTT KIRKHAM

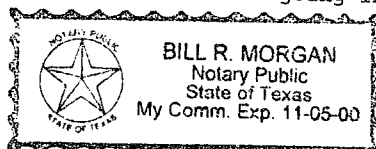
BY: Susan L. Kirkham HIS ATTORNEY IN FACT  
SUSAN L. KIRKHAM

Susan L. Kirkham  
SUSAN L. KIRKHAM

STATE OF Texas  
COUNTY OF Collin SS. 8-27 1998

Personally appeared the above named Susan L. Kirkham

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Bill R. Morgan  
Notary Public for Texas  
My commission expires \_\_\_\_\_

ESCROW NO. MT45529-LW

Return to:

DOMINIC E. HAYDEN

P.O. BOX 7501

KLAMATH FALLS, OR 97602

EXHIBIT "A"  
LEGAL DESCRIPTION

A portion of Lot 2 in Block 65, NICHOLS ADDITION to the City of Klamath Falls, Oregon, 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 the most Easterly corner of Lot 2, Block 65, NICHOLS ADDITION to the City of Klamath Falls, Oregon, running thence Northwesterly along the Northeasterly line of said Lot 2 a distance of 100 feet; thence Southwesterly parallel with Grant Street (formerly Franklin Street) 54 feet; thence Southeasterly parallel with the Northeasterly line of Lot 2 a distance of 100 feet to the Northerly line of Grant Street; thence Northeasterly along the Northerly line of Grant Street to the place of beginning, in the County of Klamath, State of Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 8th day  
of Sept A.D., 19 98 at 3:47 o'clock P M., and duly recorded in Vol. M98  
of Deeds on Page 33068

Bernetha G. Letsch, County Clerk

FEE \$35.00

By Quelene Mulendore