

1999 DEC 17 AM 11:32

MTC 49970-MS  
WARRANTY DEED

Vol M99 Page 49583

MICHAEL G. DUNCAN and KELLIE D. DUNCAN, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
BRIAN S. HAYES and JENNIFER A. HAYES, 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  
3909-011DB-02201-000 18126

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 80,700.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 5222 BRISTOL AVENUE, KLAMATH FALLS, OR 97603

Dated this 16 day of DEC, 1999.

Michael Duncan  
MICHAEL G. DUNCAN

Kellie D Duncan  
KELLIE D. DUNCAN

State of Oregon  
County of LANE

This instrument was acknowledged before me on Dec. 16, 1999 by  
MICHAEL G. DUNCAN AND KELLIE D. DUNCAN.

Lynne Courtney  
(Notary Public for Oregon)

My commission expires 8/16/2003

ESCROW NO. MT49970-MS

Return to:  
BRIAN S. HAYES  
5222 BRISTOL AVENUE  
KLAMATH FALLS, OR 97603



35-4



EXHIBIT "A"  
LEGAL DESCRIPTION

49584

Easterly 64.1 feet of the following described parcel:

A parcel of land known as HOMEDALE GARDEN TRACTS NO. 11 unplatted in the S1/2 of the NW1/4 of the SE1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point in the center line of a 60 foot roadway from which the quarter section corner common to Sections 11 and 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, bears South 89 degrees 28' West along the said roadway center line 719.0 feet and South 0 degrees 09' East along the North and South center line the said Section 11 as marked on the ground by a well established fence line 1663.96 feet; and running thence from said beginning point South 0 degrees 16' East 338.8 feet more or less to a point in the South boundary line of the said S1/2 of the NW1/4 of the SE1/4 of the said Section 11; thence South 89 degrees 31 1/2' East along the said boundary line 128.2 feet; thence North 0 degrees 16' West 341.0 feet, more or less to the center line of the before mentioned roadway; thence South 89 degrees 28' West 128.2 feet more or less to the place beginning.

EXCEPTING THEREFROM the Westerly 5 feet as disclosed by Deed recorded July 16, 1997 in Volume M97, page 22393, Microfilm Records of Klamath County, Oregon.

State of Oregon, County of Klamath  
Recorded 12/17/99, at 11:32 a.m.  
In Vol. M99 Page 49583  
Linda Smith,  
County Clerk Fee \$ 35.00