

02 MAR 25 PM 3:04

ASPEN 54477

After Recording Return to:

JANET MOYETTE

~~836 N. Second Street~~ P.O. Box 5015
Klamath Falls, OR 97601

Until a change is requested all tax statements
Shall be sent to the following address:

JANET MOYETTE

~~836 N. Second Street~~ P.O. Box 5015
Klamath Falls, OR 97601

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State of Oregon, County of Klamath

Recorded 03/25/2002 3:04 p. m.

Vol M02, Pg 17291-92

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

WARRANTY DEED

(INDIVIDUAL)

ALLEN MARK HAYDEN and GWENNETTE FAYE HAYDEN, herein called grantor, convey(s) to JANET MOYETTE, an estate in fee simple all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$49,900.00.
(here comply with the requirements of ORS 93.930)

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.

Dated: 3-14-02

Allen Mark Hayden
ALLEN MARK HAYDEN

Gwenette Faye Hayden
GWENNETTE FAYE HAYDEN

STATE OF Oregon, County of Klamath ss.

On March 14, 2002 personally appeared the above named ALLEN MARK HAYDEN and GWENNETTE FAYE HAYDEN and acknowledged the foregoing instrument to be their voluntary act and deed.

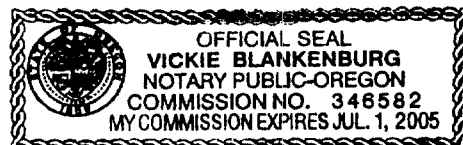
This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00054477

Before me: *Vickie Blankenburg*
Notary Public for Klamath Falls, OR
My commission expires: 7/01/05

Official Seal



17292

Exhibit A

A portion of Lot 2, Block 102, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the iron pin marking the Northeasterly corner of Lot 2, Block 102, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence South $63^{\circ} 22 \frac{1}{2}'$ West along the Northerly line of said Lot 2, 44.75 feet to the Northwesterly corner of said Lot 2; thence South $26^{\circ} 37 \frac{1}{2}'$ East along the Westerly line of said Lot 2, 70.55 feet to an iron pin; thence North $44^{\circ} 11 \frac{1}{2}'$ East 69.50 feet to an iron pipe on the Northeasterly line of said Lot 2; thence North $50^{\circ} 22 \frac{1}{2}'$ West along the Northeasterly line of said Lot 2, 52.05 feet to the point of beginning.

ALSO the Easterly 40 feet of Lot 3 and the Easterly 40 feet of the Northerly 12.3 feet of Lot 4, Block 102, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.