

After recording, please return to:

Stephen M. Cooney, Attorney  
Cooney & Trudeau, P.C.  
P. O. Box 428  
Junction City, OR 97448

Until a change is requested mail tax statements to:

Bill G. Hay, Jr.  
32488 Bush Gardens Dr  
Harrisburg, OR 97446

Vol M03 Page 88731

State of Oregon, County of Klamath  
Recorded 12/04/03 9:25 a m  
Vol M03 Pg 88731-32  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

'03 DEC 4 AM 9:25

## WARRANTY DEED

BILL G. HAY AND DONA M. HAY, Grantors, convey an undivided one-half interest each to BILL G. HAY, JR. and MARK L. HAY, Grantees, in the following described real property in Klamath County, Oregon, whose legal description is:

See attached Exhibit "A"

The true and actual consideration for this conveyance is other than monetary.

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.

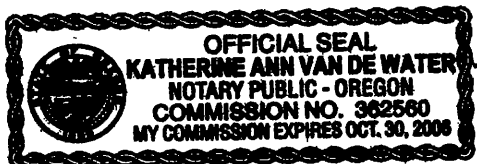
Dated this 2 day of December, 2003

Bill G. Hay  
Bill G. Hay

Dona M. Hay  
Dona M. Hay

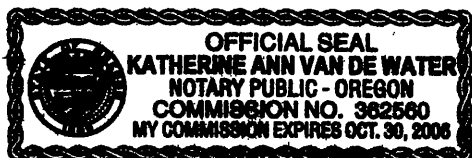
STATE OF OREGON           )  
                                      ) ss.  
County of Lane           )

This instrument was acknowledged before me on December 2, 2003 by Bill G. Hay.



STATE OF OREGON           )  
                                      ) ss.  
County of Lane           )

This instrument was acknowledged before me on December 2, 2003 by Dona M. Hay.



Katherine Ann Van De Water  
Notary Public - State of Oregon  
My Commission Expires: 10-30-06

Katherine Ann Van De Water  
Notary Public - State of Oregon  
My Commission Expires: 10-30-06

Lot 34, Block 4, Tract 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon,

and covenants that grantor is the owner of the above described property free of all encumbrances except those contained in patent of the United States Government, the State of Oregon, and reservations contained in the dedication of Tract 1042 of record in Klamath County, Oregon; rights of the Federal Government, the State of Oregon, and the general public in any portion of the above described property lying below the high water line of the Little Deschutes River; and the following further restrictions: (1) Animals will be restricted to household pets. No cows, pigs, chickens, ducks or goats; three horses per lot maximum. (2) Buildings shall be constructed in a workmanlike manner and comply with state and county building codes. (3) Any mobile home used as a permanent residence shall have a retail value of \$5,000 or more when installed. (4) All owners shall be responsible for maintaining their lots free of trash and refuse at all times. (5) No tents shall be used as dwellings on the property. (6) No business shall be conducted on the property, except for Lots 1 and 2, Block 7; Lots 1 and 2, Block 12; Lots 11 and 12, Block 6; and Lots 1 and 2, Block 13. (7) Owners shall comply with all sanitary laws and regulations of Klamath County and the State of Oregon; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.