



WTC-63327 KR

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

IRISH MILANDIN

5222 BRISTOL AVE.

KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath

Recorded 12/08/03 11:14 a m

Vol M03 Pg 89419

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

Until a change is requested all  
tax statements shall be sent to  
The following address:

IRISH MILANDIN

5222 BRISTOL AVE.

KLAMATH FALLS, OR 97603

Escrow No.

MT63327-KR

### WARRANTY DEED

BRIAN S. HAYES and JENNIFER A. HAYES, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to IRISH MILANDIN and KELLY MILANDIN, as tenants by the entirety, 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

18126

3909-011DB-02201-000

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record 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.

The true and actual consideration for this conveyance is \$95,000.00.

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 5 day of December, 2003.

Brian S. Hayes  
BRIAN S. HAYES

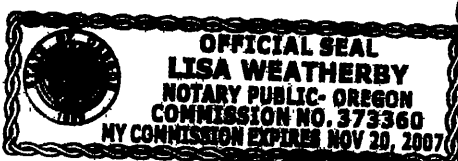
Jennifer A. Hayes  
JENNIFER A. HAYES

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on December 5, 2003 by BRIAN S. HAYES and JENNIFER A. HAYES.

Lisa Weatherby  
(Notary Public for Oregon)  
My commission expires 11/20/07



26.00

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

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° 28' West along the said roadway center line 719.0 feet and South 0° 09' East along the North and South center line of 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° 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° 31 1/2' East along the said boundary line 128.2 feet; thence North 0° 16' West 341.0 feet, more or less to the center line of the before mentioned roadway; thence South 89° 28' West 128.2 feet more or less to the place of 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.

Tax Account No.: 3909-011DB-02201-000

Key No.: 18126