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WARRANTY DEED

RAYMOND RUSSELL MCDUGALL and MARCELLA LETHA MCDUGALL,
husband and wife, Grantors convey and warrant to JOHN R. MARTIN
and KAREN D. MARTIN, husband and wife, Grantees, the following
described real property located in Klamath County, State of
Oregon, free of all encumbrances, except as specifically set
forth herein:

Lot 2 in Block 2 of BANYON PARK, according to the
official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements
of record and those apparent on the land;
2. Liens and assessments of Klamath Project and Klamath
Irrigation District and regulations, easements, contracts, water
and irrigation rights in connection therewith;
3. Rules, regulations and assessments of South Suburban
Sanitary District;
4. Rules, regulations, liens, assessments, contracts,
rights of way, easements and any and all obligations created or
imposed upon or affecting said premises by Klamath Basin Improvement
District;
5. Reservations and restrictions contained in deed from
Washington-Oregon Investment Company, a corporation, to Edgar L.
Turner and Mary Turner, husband and wife, dated October 23, 1948,
recorded October 28, 1948, in Deed Vol. 226 page 191, records of
Klamath County, Oregon, as follows: "Subject to irrigation rights
for ditches to convey water for irrigation purposes for the benefit
of adjoining property owners on the West side of the above described
property.";
6. Reservations and restrictions contained in the dedication
and as shown on the plat of Tract No. 1008, Banyon Park;
7. Declaration of Conditions and Restrictions Banyon Park
Subdivision recorded December 30, 1970, in Vol. M70 page 11421,
Microfilm records of Klamath County, Oregon.

The true and actual consideration paid for this conveyance
is \$30,000.00.

WITNESS Grantors' hands this 21 day of November, 1974.

Raymond Russell McDougall

Marcella Letha McDougall

STATE OF OREGON }
County of Klamath } ss.