

AFTER RECORDING RETURN TO:
Mr. and Mrs. Robert W. Dougan
Bt 1 Box 89
Benanza, OR 97623

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

ROBERT R. BACON and MARILYN P. BACON, husband and wife
hereinafter called GRANTOR(S), convey(s) to ROBERT W. DOUGAN and
DOROTHY A. DOUGAN, husband and wife hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND
BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET
FORTH HEREIN.....

"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." *x R.W.D. S.D.*

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except: 1) The premises
herein described have been zoned or classified for farm use. At
any time that said land is disqualified for such use, the
property may be subject to additional taxes or penalties and
interest. 2) Right, title or interest of the public, including
governmental bodies in and to that portion of said premises
lying below the ordinary high water line of the Lost River and
public rights of fishing and recreation in and to the shoreline
of said river. 3) Rules, regulations and statutory powers of
Langell Valley Irrigation District. 4) Regulations, including
irrigation rights and easement of the USBR Lost River
Improvement District. 5) Rights of the public in and to any
portion of the herein described property lying within the
boundaries of roads or highways. 6) Lease, including the terms
and provisions thereof, recorded August 17, 1973 in Book M-73,
page 11175. 6) Water Right Easement and Agreement, including
the terms and provisions thereof, recorded March 30, 1977, in
Book M-77, page 5319. 7) All matters arising from any shifting
in the course of Lost River, including but not limited to,
accretion, reliction and avulsion. 8) Easement, including the
terms and provisions thereof, recorded December 16, 1987 in Book
M-87, page 22415..

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
\$125,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 8th day of January, 1990.

Robert R. Bacon
ROBERT R. BACON

Marilyn P. Bacon
MARILYN P. BACON

STATE OF OREGON, County of Klamath)ss.

January 12, 1990.

Personally appeared the above named ROBERT R. BACON and
acknowledged the foregoing instrument to be his voluntary act
Continued on next page

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WARRANTY-DEED
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and deed.

Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1993

STATE OF CALIFORNIA, County of Nevada) ss.
January 10 th, 1990.

Personally appeared the above named MARILYN P. BACON and
acknowledged the foregoing instrument to be her voluntary act
and deed.

Before me: Nadine E. Stephenson
Notary Public for California
My Commission Expires: Oct. 14th 1992

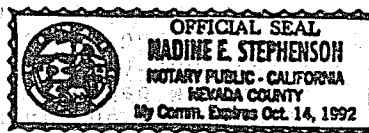


EXHIBIT "A"

The NE 1/4 NE 1/4, Section 10; The S 1/2 SE 1/4 and the NE 1/4
SE 1/4 Section 3, Township 40 South, Range 13 East of the
Willamette Meridian, in the County of Klamath, State of Oregon,
SAVING AND EXCEPTING THEREFROM that portion of said NE 1/4 SE 1/4
more particularly described as follows:

Beginning at the Northeast corner of said NE 1/4 SE 1/4; thence
South along the East Section line of said Section 3 a distance
of 1032 feet to a point; thence Northwesterly a distance of 1684
feet to a point on the North line of said NE 1/4 SE 1/4 a
distance of 1297 feet West from the point of beginning; thence
East along said North line 1297 feet to the point of beginning.

CODE 56 MAP 4013-300 TL 1000
CODE 56 MAP 4013-1000 TL 100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 12th day
of Jan. A.D., 19 90 at 11:42 o'clock AM., and duly recorded in Vol. M90
of Deeds on Page 868.

FEE \$33.00

Evelyn Biehn, County Clerk

By Pauline Mullins