



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01041495

AFTER RECORDING RETURN TO:  
KENNETH S. DUGAN  
522 Pacific Terrace  
Klamath Falls, OR 97601

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

ROBERT G. VASQUEZ, hereinafter called GRANTOR(S), convey(s) to KENNETH S. DUGAN, 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

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, and Trust Deed recorded September 2, 1993, in Book N-93, Page 22388, in favor of Payton Trust, created by agreement dated 12-31-67, which Trust Deed the Grantee herein agrees to assume and pay according to the terms contained therein.

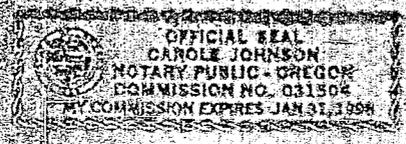
and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$25,000.00.

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 1st day of April, 1994.

*Robert G. Vasquez*  
ROBERT G. VASQUEZ



STATE OF OREGON, County of Klamath) ss.

The foregoing instrument was acknowledged before me this 1st day of April, 1994, by Kenneth S. Dugan.

Before me: *Carol Johnson*  
Notary Public for Oregon  
My Commission Expires March 22, 1997 1-2-98

EXHIBIT 'A'

Beginning at the most Southerly corner of Lot 11, Block 107,  
 BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON;  
 thence in a Northwesterly direction along the boundary line of  
 said Lot 11 and Gobi Street a distance of 125.37 feet; thence in  
 a Northeasterly direction 38 feet to a point 112 feet in a  
 Northwesterly direction from a point on the West boundary of  
 California Avenue 42.8 feet from said most Southerly corner of  
 said Lot 11, measured along the West boundary line of said  
 California Avenue from said corner; thence in a Southeasterly  
 direction 112 feet to said point on said California Avenue 42.8  
 feet from said most Southerly corner of said Lot 11; thence  
 along the West boundary of California Avenue 42.8 feet to place  
 of beginning.

CODE 1 MAP 3809#32BB TT 5900

STATE OF OREGON, COUNTY OF KLAMATH

Filed for record at request of Open Title Co the 4th day  
 of April A.D. 1994 at 3:37 o'clock P. M. and duly recorded in Vol. M94  
 of Deeds on Page 9873

FEE \$65.00

Evelyn Bienn  
 By *[Signature]* County Clerk