



WARRANTY DEED

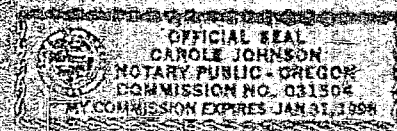
ASPEN TITLE ESCROW NO. 01041495

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 ABOVEROBERT 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 X-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 1-21-97

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 3809A326B TL 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 \$35.00

Evelyn Bienn - County Clerk

By Charles M. Williams