

MTC 38174LW

KENNETH L. DENCER AND PATRICIA A. DENCER, TRUSTEES OF THE DENCER FAMILY TRUST.,  
 Grantor(s) hereby grant, bargain, sell and convey to:  
 DOUGLAS J. DOUGAN and JEANNETTE DOUGAN, husband and wife,  
 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:

PLEASE SEE EXHIBIT "A"

SUBJECT TO: all those items of record and those apparent upon the land, 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.

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.

The true and actual consideration for this conveyance is \$ 310,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: 1825 Lancaster Ave. Klamath Falls, OR 97601

Dated this 6 day of 6, 1996

TRUSTEES OF THE DENCER FAMILY TRUST

BY: Kenneth L. Dencer TRUSTEE  
 KENNETH L. DENCER

BY: Patricia A. Dencer TRUSTEE  
 PATRICIA A. DENCER

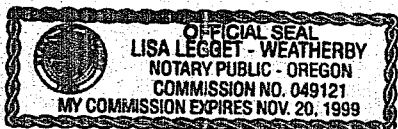
NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. June 6 1996  
 COUNTY OF Klamath

Personally appeared the above named

Kenneth L. Dencer and Patricia A. Dencer as trustees

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Lisa Legget-Weatherby

Notary Public for Oregon

My commission expires 11/20/99

ESCROW NO. MT38174-LW

Return to:

DOUGLAS J. DOUGAN

1825 Lancaster Ave.

Klamath Falls, OR

97601

96 JUN 13 P3:39

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

**PARCEL 1:**

The NE1/4 of the NW1/4 of Section 19, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM any portion lying with the Right of Way of County Road No. 1079 Haskins Road.

**PARCEL 2:**

The Easterly 30 feet of the NW1/4 of the NW1/4 of Section 19, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM the North 619.78 feet thereof.

**PARCEL 3:**

The S1/2 NW1/4 of Section 19, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

**PARCEL 4:**

Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Section 19: Government Lot 1 (NW1/4 NW1/4) EXCEPTING the following described premises thereof, to wit: Commencing on the East line of Government Lot 1, Section 19, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, at a point South 00 degrees 28' West 515.42 feet from the Northeast corner of said Government Lot 1, and running South 00 degrees 28' West along said East line a distance of 104.36 feet; thence North 89 degrees 32' West 104.36 feet to a point; thence North 00 degrees 28' East 104.36 feet to a point; thence South 89 degrees 32' East 104.36 feet to the point of beginning. Easterly 30 feet of said Government Lot 1, Section 19, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, extending from the North boundary to the South boundary of said lot.

ALSO EXCEPTING the following described real property: Beginning at a 5/8 inch iron pin marking the Northwest corner of said Section 19; thence South 89 degrees 32' East along the North line of said Section 19 a distance of 1031.24 feet to the true point of beginning of this description; thence South 0 degrees 28' West at right angles to the North line of said Section 19 a distance of 30.00 feet to a 1/2 inch iron pin on the South right of way line of the County Road; thence continuing South 0 degrees 28' West a distance of 260.40 feet to a 1/2 inch iron pin; thence South 89 degrees 32' East parallel with the North line of said Section 19 a distance of 150.00 feet to a 1/2 inch iron pin; thence North 0 degrees 28' East a distance of 260.40 feet to a 1/2 inch iron pin on the South line of said County Road; thence continuing North 0 degrees 28' East a distance of 30.00 feet to the North line of said Section 19; thence North 89 degrees 32' West along the North line of said Section 19 a distance of 150 feet to the true point of beginning. The above described tract of land includes a 30 foot strip of land in the county road right of way along the North 30 feet thereof.

-continued-



ALSO EXCEPTING a tract of land situated in Government Lot 1, Section 19, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a 5/8 inch iron pin marking the Northwest corner of said Section 19; thence South 89 degrees 32' East along the North line of said Section 19 a distance of 1181.24 feet to the true point of beginning of this description; thence South 00 degrees 28' West a distance of 290.40 feet; thence South 89 degrees 32' East a distance of 135 feet, more or less, to the West line of that tract of land described in Deed Volume M68, page 1820, of Klamath County Deed Records; thence Northerly along the said West line 290.40 feet to the North line of said Government Lot 1; thence North 89 degrees 32' West a distance of 135 feet to the true point of beginning.

FURTHER EXCEPTING that portion described as follows: Beginning at the Northwest corner of Section 19; thence Easterly along the right of way of Klamath County Road known as Wu Road for a distance of approximately 328 feet; thence South for a distance of 300 feet; thence West a distance of 328 feet; thence North along the West Section line of Section 19 a distance of 300 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 13th day  
of June A.D., 19 96 at 3:39 o'clock P M., and duly recorded in Vol. M96,  
of Deeds on Page 17654.

Bernetha G. Letsch, County Clerk

FEE \$40.00

By Pauline Nielsen