

TO HAVE AND TO HOLD the same unto the second party, second party's heirs, successors and assigns forever. And the first party, for first party and first party's heirs and legal representatives, does covenant to and with the second party, second party's heirs, successors and assigns, that the first party is lawfully seized in fee simple of the property, free and clear of incumbrances except the mortgage or trust deed and further except NONE.

that the first party will warrant and forever defend the above granted premises, and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, other than the liens above expressly excepted; that this deed is intended as a conveyance, absolute in legal effect as well as in form, of the title to the premises to the second party and all redemption rights which the first party may have therein, and not as a mortgage, trust deed or security of any kind; that possession of the premises hereby is surrendered and delivered to the second party; that in executing this deed the first party is not acting under any misapprehension as to the effect thereof or under any duress, undue influence, or misrepresentation by the second party, or second party's representatives, agents or attorneys; that this deed is not given as a preference over other creditors of the first party and that at this time there is no person, co-partnership or corporation, other than the second party, interested in the premises directly or indirectly, in any manner whatsoever, except as set forth above.

In construing this instrument, it is understood and agreed that the first party as well as the second party may be more than one person; that if the context so requires the singular pronoun includes the plural and that all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the first party above named has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Dated JUNE 18, 1996

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.

Randy Boughton
RANDY BOUGHTON

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on _____, 19____,

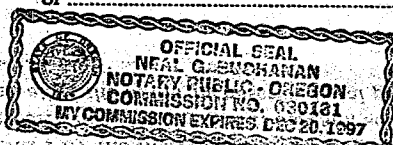
by _____

This instrument was acknowledged before me on _____, 19____,

by _____

as _____

of _____



Neal Buchanan
Notary Public for Oregon
My commission expires 12-20-97

50122

MORTGAGE OR TRUST DEED
RECORDED DEED

18336

EXHIBIT "A"
LEGAL DESCRIPTION

The Easterly 295 feet of the following described parcel:

A tract of land situated in Government Lots 17 and 24, Section 28, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the East line of the SE1/4 of said Section 28, as established by Survey No. 146 of the Klamath County's Surveyor's Records, said 5/8 inch iron pin being North 1800.00 feet from the Southeast corner of said Section 28, as established by said Survey No. 146; thence continuing North 238.92 feet to a 1/2 inch iron pin; thence West 631.66 feet to a 1/2 inch iron pin on the East line of that tract of land described in Deed Volume M80, page 5100, as recorded in the Klamath County Deed Records; thence, along the Easterly and Northerly line of said Deed, Volume M80, page 5100, South 08 degrees 42' 03" East 239.77 feet to a 5/8 inch iron pin, and South 89 degrees 49' 00" East 595.41 feet, more or less, to the point of beginning, with Survey No. 3479, as recorded in the office of the Klamath County Surveyor, being the basis of bearings and reference for this description.

TOGETHER WITH a 1979 KOZY Mobile Home, Oregon License #X164308, Serial #SD2698A which is situate on the real property described herein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Donald R Crane the 20th day
of June A.D., 19 96 at 11:32 o'clock AM., and duly recorded in Vol. M96,
of Deeds on Page 18335.

FEE \$40.00

By Bernetha G. Letsch, County Clerk
[Signature]