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WARRANTY DEED

ASPEN TITLE ESCROW NO. 05045028

AFTER RECORDING RETURN TO:

Mr. and Mrs. Patrick M. Nugent

31912 Bruce St.
Bonanza OR. 97623UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

HERMAN T. VOWELL, LINDA MAE WEST and NONDICE LEAH MC FALL,
TRUSTEES UNDER THE JEAN VOWELL LOVING TRUST DATED APRIL 12,
1990, hereinafter called GRANTOR(S), convey(s) to PATRICK M.
NUGENT and SUSAN B. NUGENT, husband and wife, hereinafter
called GRANTEE(S), all that real property situated in the County
of Klamath, State of Oregon, described as:

The West 50 feet of the N 1/2 of Lot 8 and the West 50 feet of
Lots 9 and 10 in Block 3 of TOWN OF BONANZA, in the County of
Klamath, State of Oregon.

Code 11, Map 3911-10CD, Tax Lot 2700

"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, and contracts for drainage and/or irrigation, if
any, and apparent upon the land,

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
\$56,000.00.

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 13th day of August, 1996.

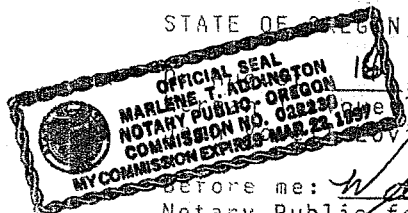
THE JEAN VOWELL LOVING TRUST DATED APRIL 12, 1990

BY: Herman T. Vowell
HERMAN T. VOWELL, TRUSTEE

BY: Nondice Leah Mc Fall
NONDICE LEAH MC FALL, TRUSTEE

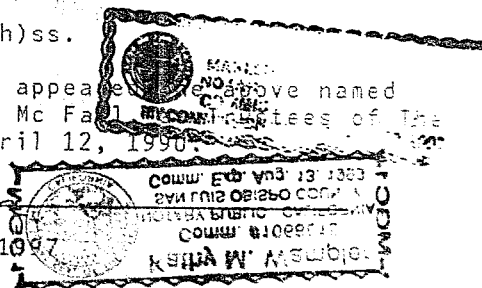
BY: X Charlie West formerly known as Linda Mae West
LINDA MAE WEST, TRUSTEE

STATE OF OREGON, County of Klamath)ss.

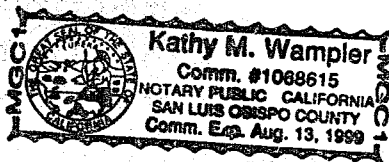


1996, personally appeared the above named
and Nondice Leah Mc Fall Trustees of The
Jeane Vowell Loving Trust dated April 12, 1990.

Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1997



STATE OF California, County of SAN LUIS OBISPOss.
Continued on next page



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WARRANTY DEED

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On August 16, 1996, personally appeared the above named
Linda V. West, as Trustee of The Jean Vowell Loving Trust dated
April 12, 1990.

Before me: Kathy M. WamplerNotary Public for EMAT BANK OF SDMy Commission Expires: August 13, 1999

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 16th day
of August A.D., 19 96 at 11:49 o'clock A.M., and duly recorded in Vol. M96
of Deeds on Page 25374.

FEE \$35.00

Bernetha G Letsch, County Clerk

By Bernetha G Letsch