

IRENE HUGGINS,

Grantor(s) hereby grant, bargain, sell and convey to:

MICHAEL G. DUNCAN and KELLIE D. DUNCAN, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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.

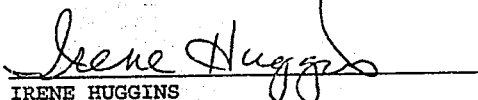
97 SEP -5 AM 12:26

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.

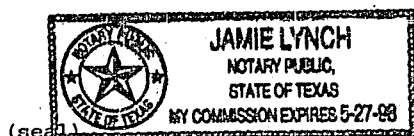
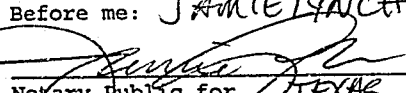
The true and actual consideration for this conveyance is \$ 67,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5222 BRISTOL AVENUE, KLAMATH FALLS, OR 97603

Dated this 29 day of AUGUST, 1997


IRENE HUGGINSSTATE OF TEXAS
COUNTY OF RANDALL
Personally appeared the above named IRENE HUGGINS

and acknowledged the foregoing instrument to be her voluntary act.

Before me: JAMIE LYNCH

Notary Public for TEXAS
My commission expires 5/27/98

ESCROW NO. MT42294-MS

Return to:

MICHAEL G. DUNCAN
5222 BRISTOL AVENUE
KLAMATH FALLS, OR 97603

EXHIBIT "A"
LEGAL DESCRIPTION

The Easterly 64.1 feet of the following described parcel:

A parcel of land known as HOMEDALE GARDEN TRACTS NO. 11 unplatted in the S1/2 of the NW1/4 of the SE1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point in the center line of a 60 foot roadway from which the quarter section corner common to Sections 11 and 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, bears South 89 degrees 28' West along the said roadway center line 719.0 feet and South 0 degrees 09' East along the North and South center line of the said Section 11 as marked on the ground by a well established fence line 1663.96 feet; and running thence from said beginning point South 0 degrees 16' East 338.8 feet more or less to a point in the South boundary line of the said S1/2 of the NW1/4 of the SE1/4 of the said Section 11; thence South 89 degrees 31 1/2' East along the said boundary line 128.2 feet; thence North 0 degrees 16' West 341.0 feet, more or less to the center line of the before mentioned roadway; thence South 89 degrees 28' West 128.2 feet more or less to the place of beginning.

EXCEPTING THEREFROM the Westerly 5 feet as disclosed by Deed recorded July 16, 1997 in Volume M97, page 22393, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 5th day
of Sept. A.D., 19 97 at 11:26 o'clock A. M., and duly recorded in Vol. M97,
of Deeds on Page 29153.

FEE \$35.00

By Bernetha G. Letch, County Clerk
Hasthurn Ross