

RICHARD G. HODDER and SHIRLEY L. HODDER, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:

JAMES RICHARD VAUGHAN,

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.

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 pursuant to an IRC
1031 exchange on behalf of Grantor and/or Grantee.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 640 Leisure Town Rd., Vacaville, CA 95687

Dated this 12th day of September, 1997

[Signature]
RICHARD G. HODDER

[Signature]
SHIRLEY L. HODDER

STATE OF OREGON

COUNTY OF KLAMATH

SS. September 12, 1997

Personally appeared the above named _____

RICHARD G. HODDER & SHIRLEY L. HODDER

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

[Signature]
Notary Public for Oregon
My commission expires 4/16/99

ESCROW NO. MT42423-KR

Return to:

James Richard Vaughan

640 Leisure Town Rd.

Vacaville, CA 95687

EXHIBIT "A"
LEGAL DESCRIPTION

Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon;

PARCEL 1:

Section 28:

That portion of the W1/2 SW1/4 lying South and Westerly of Klamath County Highway, known as Bonanza-Lorella Highway.

PARCEL 2:

Section 33:

All that portion of NW1/4 lying South and Westerly of Klamath County Highway, known as Bonanza-Lorella Highway. TOGETHER WITH AN EASEMENT APPURTENANT benefiting the above described real property which easement is for the maintenance, use and repair of irrigation ditches, which easement is 20 feet in width lying Westerly of and adjacent to the East line of the NW1/4 of said Section 33 and running from the Northerly line of the county road North to the L.V.I.D. main canal.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 16th day
of September A.D., 19 97 at 3:32 o'clock P M., and duly recorded in Vol. M97,
of Deeds on Page 30376.

FEE \$35.00

By Kathleen Rosen Bernetha G. Letsch, County Clerk