

WARRANTY DEED

98675

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This Indenture Witnesseth, ²⁸⁻⁸⁻⁶² THAT GEORGE HAGELSTEIN and HILDA HAGELSTEIN,

husband and wife, hereinafter known as grantors for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto

ROBERT BUCHANAN,

his heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

The NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 7, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Subject to: Rights of the public in and to any portion of the above-described property lying within the limits of roads and highways; Release of Damages Agreement, recorded March 12, 1930, in Book 91 at page 75, Deed Records, between George Hagelstein, et al., and The California Oregon Power Company; Easements and rights of way of record and those apparent on the land, if any.

The true and actual consideration for this transfer is \$ 16,000.00 ~~xxxxxx~~

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, his heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantee, his heirs and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 6th day of March, 19 75.

(SEAL)

George Hagelstein

(SEAL)

(SEAL)

Hilda Hagelstein

(SEAL)

STATE OF OREGON, County of Klamath ss. March 6, 19 75

Personally appeared the above named George Hagelstein and Hilda Hagelstein, husband and wife,

and acknowledged the foregoing instrument to be their voluntary act and deed.

From Office of
GANONG, GORDON & SISEMORE
First Federal Building
Klamath Falls, Oregon

Before me:

Robert M. Holter

Notary Public for Oregon.

My commission expires July 16, 1978.

Until a change is requested, mail all tax statements to:

Robert Buchanan
Rt. 3, Box 1251
Klamath Falls, Oregon 97601

*Return: Ganong, Siseamore
540 Main # 204
K. Falls*

STATE OF OREGON, } ss.
County of KLAMATH }

I certify that the within instrument was received for record on the 7th day of MARCH 19 75, at 11:05 o'clock A.M., and recorded in book M. 75 on page 2674. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By *W. D. Milne* County Clerk-Recorder
Deputy

FEE \$ 2.00