

4611 MTC-10534 WARRANTY DEED
KNOW ALL MEN BY THESE PRESENTS, That

Vol. M81 Page 16781

Mark Wendt

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Neal G. Buchanan and Yolanda L. Buchanan, Husband and Wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 11 and 12, Block 7, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Southerly 65 feet thereof.

SUBJECT TO:

1. Taxes for the fiscal year 1981-1982, a lien not yet due and payable.
2. Sewer and water use charges, if any, due to the City of Klamath Falls.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances as set forth above, or those apparent upon the land, if any, as of the date of this deed.

and that 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 88,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted: See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 18th day of September, 1981; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Mark Wendt
Mark Wendt

STATE OF OREGON,

County of Klamath

September 18th, 1981

Personally appeared the above named

Mark Wendt

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

OFFICIAL SEAL

Notary Public for Oregon

My commission expires: 7/13/85

STATE OF OREGON, County of _____ ss.

Personally appeared _____ and

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____

_____ a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Mark Wendt

GRANTOR'S NAME AND ADDRESS

Neal G. Buchanan and Yolanda L. Buchanan
2518 Hawkins
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

as above

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Per Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 21st day of September, 1981, at 9:46 o'clock AM., and recorded in book M81 on page 16781 or as file/reel number 4611, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
Recording Officer

By _____ Deputy

Fee \$4.00