

1-1-74

12890

WARRANTY DEED

Neal G. Buchanan

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jack R. Kemnitzer & Freeda G. Kemnitzer, 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:

"All of Lot 7 and adjoining twenty (20) feet of Lot 6; Block 23, Buena Vista Addition to the City of Klamath Falls, Oregon according to the duly recorded plat thereof on file in the Office of the County Clerk of Klamath County, Oregon."

(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 SUBJECT TO: Contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record and those apparent on the land- 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 \$ STRAW MAN TRANSFER. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.0307)

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 17th day of JUNE, 1982; 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)

STATE OF OREGON,

County of Klamath

June 17, 19 82

Personally appeared the above named

Neal G. Buchanan

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-1-82

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:

Neal G. Buchanan
210 North Fourth Street
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS

Jack R. & Freeda G. Kemnitzer
2427 Berkeley Street
Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Neal G. Buchanan
210 North Fourth Street
Klamath Falls OR 97601

NAME, ADDRESS, ZIP

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

Jack R. & Freeda G. Kemnitzer
2427 Berkeley Street
Klamath Falls OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 18 day of June, 19 82, at 4:06 o'clock P.M., and recorded in book/reel/volume No. _____ on page 7852 or as document/fee/tile/instrument/microfilm No. 12890, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn B. Biehn County Clerk

By Joyce M. Biehn Deputy
Fee \$4.00

SPACE RESERVED
FOR
RECORDER'S USE