

JOHN L. GUNTER, Grantor, conveys and warrants to NEAL G. BUCHANAN, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

"A tract of land in Lots 9 and 10, Block 27 of FIRST ADDITION TO KLAMATH FALLS, OREGON IN THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, described as follows:

Beginning at the most Northerly corner of said Lot 10; thence in a Southwesterly direction, along the Westerly line of said Lots 10 and 9, a distance of 70 feet; thence Southeasterly, parallel with Third Street, 36 feet; thence in a Northeasterly direction, 70 feet to a point on the Westerly line of Third Street, also being on the Northerly line of said Lot 10; thence Northwesterly on said North line, 36 feet to the point of beginning."

SUBJECT TO:

- 1) Contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record and those apparent on the land.
- 2) This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.
- 3) Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:

Grantor	:	John L. Gunter and Zola B. Gunter, husband and wife
Trustee	:	Transamerica Title Insurance Company
Beneficiary	:	Eileen M. Rogers
Dated	:	March 22, 1979
Recorded	:	March 22, 1979
Book	:	M-79
Page	:	6512
Amount	:	\$16,000.00

Which Grantee agrees to assume and to pay.

The true consideration for this conveyance is \$16,200.00 which is the whole of the consideration.

DATED THIS 7 day of JUNE, 1985.

STATE OF OREGON
County of Klamath

ss.

Personally appeared the above-named JOHN L. GUNTER and acknowledged the foregoing instrument to be his voluntary act and deed.

DATED before me this 7 day of June, 1985.

NOTARY PUBLIC FOR OREGON

My Commission Expires: 8/24/87

After recording, return to:

Grantor's Name and Address

John L. Gunter
5140 Gaffin, S.E.
Salem OR 97301

Grantee's Name and Address

Neal G. Buchanan
601 Main Street, Suite 210
Klamath Falls OR 97601

Until a change is requested, all tax statement shall be sent to:

Grantee

STATE OF OREGON: COUNTY OF KLAMATH: ss

I hereby certify that the within instrument was received and filed for record on the 18th day of June A.D., 19 85 at 4:16 o'clock P M, and duly recorded in Vol M85, of Deeds on page 9254.

Fee: \$ 5.00

EVELYN BIEHN, COUNTY CLERK

by: Pam Smith, Deputy

JUN 19 1985 PM 4 16