

1-1-74

## WARRANTY DEED

66437

KNOW ALL MEN BY THESE PRESENTS, That DANIEL BAILEY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by NEAL G. BUCHANAN, 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:

"The Northeasterly 40 feet of Lot 13, Block 53, as shown on the map entitled "PLAT OF SECOND HOT SPRINGS ADDITION TO KLAMATH FALLS", filed in the office of the County Recorder, Klamath County, State of 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 \$ 12,847.01

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) ~~(The sentence between the symbols @, if not applicable, should be deleted. See ORS 92.030.)~~

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 25th day of November, 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)

STATE OF OREGON,

County of Klamath  
November 25, 1981Personally appeared the above named  
Daniel Baileyand acknowledged the foregoing instrument to be his voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8/1/82

Daniel Bailey

GRANTOR'S NAME AND ADDRESS

Neal G. Buchanan  
210 North Fourth 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.

Neal G. Buchanan  
210 North Fourth Street, Suite 215  
Klamath Falls OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, County of \_\_\_\_\_ ss.  
\_\_\_\_\_, 19\_\_\_\_

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:

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 26th day of September, 1986, at 3:09 o'clock P.M., and recorded in book/reel/volume No. M86 on page 17529 or as document/fee/file/instrument/microfilm No. 66437, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

Fee/ \$10.00

By Ann Smith Deputy

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