MOUNTAIN TITLE COMPANY

11774 MTC #22826-K WARRANTY DEED Vol. M90 Page 3695

KNOW ALL MEN BY THESE PRESENTS, That RICHARD W. BOERGER and CAROL S. BOERGER, as tenants by the entirety 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 and grantee's heirs, successors and assigns, the 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 Northerly 73 feet of Lots 3 and 4 in Block 14 of 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.

Tax Account No: 3809 019CD 08100

SUBJECT TO: Mortgage, including terms and provisions thereof dated August 1, 1980, recorded August 4, 1980 in Vol. M80, Page 14421, Microfilm Records of Klamath County, Oregon in favor of State of Oregon, by the Director of Veterans' Affairs, as Mortgagee. The above named Grantee hereby agrees to assume & pay this mortgage in full

This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

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 and the above granted premises, free from all encumbrances except all those of record and those apparent upon the land, if any, as of the date of this deed

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. and that

The true and actual consideration paid for this transfer, stated in terms of dollars, is $ 51,500.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole (indicate which) consideration (indicate which).~~ (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 14th *day of* February, *19* 90; *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.*

Richard W. Boerger

Carol S. Boerger

STATE OF ~~OREGON~~, IDAHO)
County of Nezperce) ss.
February 14, 19 90

Personally appeared the above named Richard W. Boerger and Carol S. Boerger

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

Before me: Lucile L. Wade

(OFFICIAL SEAL) *Notary Public for* ~~Oregon~~ Idaho

My commission expires: 3-25-90

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:

Richard & Carol Boerger
162 23rd Avenue
Lewiston, ID 83501
GRANTOR'S NAME AND ADDRESS

Neal G. Buchanan
601 Main Street, Ste. 215
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Neal G. Buchanan
601 Main Street, STe. 215
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
601 Main Street, Ste. 215
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
County of Klamath ss.
I certify that the within instrument was received for record on the 27th day of Feb., 19 90, at 1:01 o'clock P M., and recorded in book M90 on page 3695 or as file/reel number 11774 Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mulkinbine Deputy

Fee: $28.00

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