

1-1-74 12583

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That LeROY T. BIELER and PEGGY BIELER,  
husband and wife,

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:

The Easterly portion of Lot 3 of Block 4, DIXON ADDITION to the City of Klamath Falls, Oregon: Beginning at a point in the Northerly boundary of the said Lot 3, Block 4, Dixon Addition which said point is 85.0 feet distant Easterly along the said Northerly boundary of the said Lot 3 from the Northwesterly corner of the said Lot 3; and running thence Southerly at right angles to the said Northerly boundary of the said Lot 3, 46.47 feet, more or less, to a point in the Southerly boundary of said Lot 3; thence Easterly along the said Southerly boundary of Lot 3, 73.46 feet, more or less, to the Southeasterly corner of the said Lot 3; thence Northwesterly along the Easterly boundary of the said Lot 3, 50 feet, more or less, to the Northeasterly corner of the said Lot 3; thence Westerly along the Northerly boundary of the said Lot 3, 55 feet, more or less, to the said point of beginning, being the Easterly portion of Lot 3 of Block 4, Dixon Addition to the City of Klamath Falls, 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 all future real property taxes and assessments; reservations, restrictions, easements 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 \$ 12,000.00

~~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 93.030.)~~

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 29 day of January, 1977; 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)

*LeRoy T. Bieler*  
*Peggy J. Bieler*

STATE OF OREGON, )  
County of Klamath ) ss.  
January 29, 1977.

Personally appeared the above named LeRoy T. Bieler and Peggy Bieler, husband and wife,

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

Before me:  
(OFFICIAL SEAL) *[Signature]*  
Notary Public for Oregon  
My commission expires: June 15, 1979

STATE OF OREGON, County of Klamath ) ss.  
January 29, 1977

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:  
Notary Public for Oregon  
My commission expires:

LeRoy T. & Peggy Bieler  
2880 Kane  
Klamath Falls, Oregon 97601  
GRANTOR'S NAME AND ADDRESS

Neal G. & Yolanda L. Buchanan  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Neal G. & Yolanda L. Buchanan  
624 S.W. Labelia  
Portland, OR 97214  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
Neal G. & Yolanda L. Buchanan

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

*Ruth Hagelstein*  
*RT 5, Box 1228*  
*Klamath Falls*  
*OR 97601*

STATE OF OREGON, )  
County of Klamath ) ss.

I certify that the within instrument was received for record on the 21st day of March, 1990, at 12:10 o'clock P.M., and recorded in book M90 on page 5192 or as file/reel number 12583, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
*By Pauline Mwendor*, Deputy

Fee \$28.00

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