

CA

12584

WARRANTY DEED

Vol. mgd Page 5193

KNOW ALL MEN BY THESE PRESENTS, That Neal G. Buchanan & Yolanda L. Buchanan,
husband & wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Ruth Hagelstein

, 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 Northwestern 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 Southeast corner of the said Lot 3; thence Northwesterly along the Easterly boundary of the said Lot 3, 50 feet, more or less, to the Northeast 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 except those reservations, restrictions, easements and rights of way of record and those apparent on the land and all future real property taxes and assessments

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 \$ 11,000.00

However, the actual consideration consists of or includes other property or value given or promised which is ^{the whole} ~~part of the~~ consideration (indicate which). (The sentence between the symbols ^{the whole} and ~~part of the~~, 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 1st day of March, 1985; 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.

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.

Neal G. Buchanan
Yolanda L. Buchanan

STATE OF OREGON,)
County of Klamath) ss.
March 1, 1985

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 _____

Personally appeared the above named Neal G. Buchanan and Yolanda L. Buchanan

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

_____, 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.

(OFFICIAL SEAL)

Before me, [Signature]

Notary Public for Oregon

My commission expires: 8/1/86

Notary Public for Oregon

My commission expires: _____

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Neal G. Buchanan & Yolanda L. Buchanan
601 Main St., Suite 210
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS:

Ruth Hagelstein
Rt. 5, Box 1228
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:

After recording return to:

Ruth Hagelstein
Rt. 5, Box 1228
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Ruth Hagelstein
Rt. 5, Box 1228
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 21st day of March, 1990, at 12:10 o'clock PM, and recorded in book/reel/volume No. 190 on page 5193 or as fee/file/instrument/microfilm/reception No. 12584 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

Fee \$28.00

By [Signature] Deputy

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260