

WARRANTY DEED

DAVID A. BALTAZOR, Grantor, conveys and warrants to NEAL G. BUCHANAN and YOLANDA L. BUCHANAN, husband and wife,, Grantees, the following real property free of encumbrances except as specifically set forth below:

Lot 237 of the Southerly portion of Tract B and C, FRONTIER TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

SUBJECT TO contracts and/or liens for irrigation and/or drainage, the schedule of exclusions from coverage, together with any schedules contained in standard title policies, reservations, easements, restrictions and rights of way of record and those apparent on the land.

ALSO SUBJECT TO rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

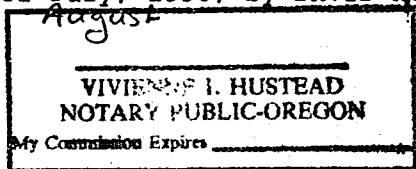
THE TRUE AND ACTUAL CONSIDERATION for this conveyance is \$3,500.00.

DATED this 3 day of August, 1990.

David A. Baltazor  
DAVID A. BALTAZOR

STATE OF OREGON/County of Klamath ) ss.

THIS INSTRUMENT was acknowledged before me this 3rd day of August, 1990, by DAVID A. BALTAZOR.



Vivienne I. Husted  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 4-11-93

## GRANTORS NAME AND ADDRESS:

David A. Baltazor  
318 Riverside  
Klamath Falls, OR 97601

## GRANTEES NAME AND ADDRESS:

Neal G. and Yolanda Buchanan  
601 Main Street, Ste. 215  
Klamath Falls, OR 97601

## AFTER RECORDING, RETURN TO:

Neal G. Buchanan  
601 Main Street, Ste. 215  
Klamath Falls, OR 97601

Until a Change is Requested,  
Tax Statements Should be Sent  
To:

Neal G. and Yolanda Buchanan  
2518 Hawkins  
Klamath Falls, OR 97601

STATE OF OREGON )  
County of Klamath ) ss.

I certify that the within instrument was received for record on the 3rd day of Aug., 1990, at 3:25 o'clock P.M., and recorded in Book M90 on Page 15551 or as File Reel Number 18468, Record of Deeds of said County.

WITNESS my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By: Debra M. Mulendare  
Deputy

Fee \$28.00

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