MOUNTAIN TITLE COMPANY

Vol. M90 Page 19824

20899

KNOW ALL MEN BY THESE PRESENTS, That Neil G. Buchanan, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Brian P. Menefee and Diane J. Menefee, 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, 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:

Lot 15, WEST PARK 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. Klamath County Tax Account #3809-029CA-12800

MOUNTAIN TITLE COMPANY

"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 as of the date of this deed *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 $ 43,000.00 [illegible] *and to the extent required by applicable law, this conveyance is made pursuant to a contract of sale dated* [illegible] *and said* [illegible]

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 28th *day of* September, *19*90; *if a corporate grantor, it has caused its name to be signed and its seal affixed by its officers, duly authorized thereto by order of its board of directors.*

Neil G. Buchanan

STATE OF OREGON,)
County of Klamath) *ss.*
September 28, *19*90.

Personally appeared the above named Neil G. Buchanan *and acknowledged the foregoing instrument to be his voluntary act and deed.*

Before me: [signature]
Notary Public for Oregon
My commission expires: 11/16/91

STATE OF OREGON, County of ( ) *ss.*
The foregoing instrument was acknowledged before me this ____, *19*__, *by* ____, ____ *president, and by* ____, ____ *secretary of* ____ *a* ____ *corporation, on behalf of the corporation.*

Notary Public for Oregon ____
My commission expires: *(SEAL)*

After recording return to:
Mountain Title
601 Main St., Suite #215
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS
Brian P. Menefee & Diane J. Menefee
[illegible] Donald St.
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS
SAME AS GRANTEE

NAME, ADDRESS, ZIP
SAME AS GRANTEE

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,) *ss.*
County of Klamath
I certify that the within instrument was received for record on the 1st *day of* Oct., *19*90, *at* 2:38 *o'clock* P.M., *and recorded in book* M90 *on page* 19824 *or as file/reel number* 20899, *Record of Deeds of said county.*
Witness my hand and seal of County affixed.

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

Fee $28.00

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