

WARRANTY DEED

MTC 31440-KR

KNOW ALL MEN BY THESE PRESENTS, That

PATRICIA JEAN HARDY hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by NEAL BUCHANAN, 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 13, Block 212, MILLS SECOND 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.

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 those of

record and those apparent upon the land, if any, as 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 \$12,000.00

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 25th day of October, 1993; 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.

Patricia Jean Hardy PATRICIA JEAN HARDY

STATE OF OREGON, County of Klamath ss. October 25, 1993

Personally appeared the above named PATRICIA JEAN HARDY

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

Before me: Kristi L. Redd Notary Public for Oregon My commission expires: 11/16/95 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)

Table with 2 columns: Name and Address. Rows include Patricia Jean Hardy (6708 Waggoner Ct., Klamath Falls, OR 97603) and Neal Buchanan (601 Main St., Suite #215, Klamath Falls, OR 97601).

STATE OF OREGON, County of Klamath ss. I certify that the within instrument was received for record on the 26th day of Oct, 1993, at 2:41 o'clock P.M., and recorded in book M93 on page 28130 or as file/reel number 70313, Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk Recording Officer B. Pauline Mullendore Deputy

Fee \$30.00

10-26-93P02:41 RCVD

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