

01-06-94A10:51 RCVD

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

WARRANTY DEED
MTC 31710-KA

KNOW ALL MEN BY THESE PRESENTS, That MARK E. SCRIMSHER as to PARCEL 1 AND MARK E. SCRIMSHER as to an UNDIVIDED 1/2 INTEREST AND NEAL G. BUCHANAN and YOLANDA L. BUCHANAN** hereinafter called the grantor, for the consideration hereinafter stated, to grant or 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, 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:

**as TENANTS BY THE ENTIRETY as to an UNDIVIDED 1/2 INTEREST

SEE LEGAL DESCRIPTION "EXHIBIT A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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." AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930."

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 to the land, if any, as of the date of this deed

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 \$ 56,835.69. ~~ANY OTHER CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS HEREBY REJECTED AND THE PROPERTY OF THE GRANTOR SHALL REMAIN UNENCUMBERED. ANY OTHER CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS HEREBY REJECTED AND THE PROPERTY OF THE GRANTOR SHALL REMAIN UNENCUMBERED.~~ 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 5th day of JAN, 1994. 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.

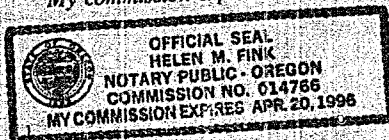
STATE OF OREGON,
County of Klamath

Personally appeared the above named
MARK E. SCRIMSHER
NEAL G. BUCHANAN
YOLANDA L. BUCHANAN

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

Before me:

Notary Public for Oregon
My commission expires:



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 _____ (SEAL)
My commission expires:

| |
|---|
| MARK E. SCRIMSHER 19291 HWY 39 KLAMATH FALLS, OR 97603 |
| GRANTOR'S NAME AND ADDRESS |
| NEAL G. BUCHANAN AND YOLANDA L. BUCHANAN 2518 HAWKINS STREET KLAMATH FALLS, OR 97601 |
| GRANTEE'S NAME AND ADDRESS |
| After recording return to: NEAL G. BUCHANAN AND YOLANDA L. BUCHANAN 2518 HAWKINS STREET KLAMATH FALLS, OR 97601 |
| NAME, ADDRESS, ZIP |
| Until a change is recorded all tax statements shall be sent to the following address: NEAL G. BUCHANAN AND YOLANDA L. BUCHANAN 2518 HAWKINS STREET KLAMATH FALLS, OR 97601 |
| NAME, ADDRESS, ZIP |

STATE OF OREGON, _____) ss.

County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

PARCEL 1

Lot 3 in Block 17 EWAUNA HEIGHTS 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.

PARCEL 2

Lot 4 in Block 17 of EWAUNA HEIGHTS 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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 6th day
of Jan A.D., 19 94 at 10:51 o'clock A M., and duly recorded in Vol. M94,
of Deeds on Page 594.

Evelyn Biehn - County Clerk

By Pauline J. Mendenhall

FEE \$35.00