MOUNTAIN TITLE COMPANY

75349 MTC 31992-MK

WARRANTY DEED MTC 20305-D

Vol. M94 Page 3442

KNOW ALL MEN BY THESE PRESENTS, That RALPH H. BUCHANAN & GERTRUDE E. BUCHANAN, as tenants by the entirety *hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* RICHARD I. ROBERTS & RUBY J. ROBERTS, 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, 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:*

Lot 27 in Block 44 of TRACT 1184 - OREGON SHORES, UNIT 2 FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No 3507 018AA 03800

01-31-94P02:03-ARNV

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 of the above granted premises, free from all encumbrances except covenants, conditions, restrictions, easements, those of record and apparent to 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 $15,000.00

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 14 *day of* September, *19*88; *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.*

Ralph H. Buchanan

Ralph H. Buchanan

Gertrude E. Buchanan

Gertrude E. Buchanan

(If executed by a corporation, affix corporate seal)

California

STATE OF ~~OREGON~~ } ss.
County of Ventura

September 14, *19* 88

Personally appeared the above named Ralph H. Buchanan & Gertrude E. Buchanan *and acknowledged the foregoing instrument to be* their *voluntary act and deed.*

Before me:

OFFICIAL SEAL
JILL S. BEARD
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
My comm. expires NOV 12, 1991

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: My comm. expires

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* *, 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.*

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

Buchanan
4060 Presidio Dr
Simi Valley, CA 93063
GRANTOR'S NAME AND ADDRESS

Roberts
2150 Calle Pardo
Thousand Oaks, CA 91360
GRANTEE'S NAME AND ADDRESS

After recording return to:
Roberts
34780 Oregon Shores Dr.
Chiloquin, OR 97624
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
same - no change
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 31st *day of* Jan, *19* 94, *at* 2:03 *o'clock P. M., and recorded in book* M94 *on page* 3442 *or as file/reel number* 75349, *Record of Deeds of said county.*

Witness my hand and seal of County affixed.

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

Fee $30.00

MOUNTAIN TITLE COMPANY