

BARGAIN AND SALE DEED
(Statutory Form)

Vol. M95 Page 13759

Gary Johnson, individually and as Trustee of the Gary Johnson Family Trust, Grantor, conveys to Neal G. Buchanan and Yolanda L. Buchanan, husband and wife, Grantees, all of Grantor's right, title and interest in that certain real property located in the County of Klamath, State of Oregon, legally described as follows, to-wit:

The S $\frac{1}{2}$ of Lot 8 and all of Lots 9, 10, 14, 15, 16, 17, 18, 19, 20, and 21 all in Block 24 of BUENA VISTA 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.

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

THE TRUE AND ACTUAL CONSIDERATION for this conveyance is \$ 2,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration.

DATED this 17 day of May, 1995.

Gary Johnson
GARY JOHNSON

Gary Johnson
Trustee of the
Gary Johnson Family Trust
GARY JOHNSON, Trustee of the
Gary Johnson Family Trust

STATE OF MONTANA/County of Beavert ss.

THIS INSTRUMENT was acknowledged before me this 17th day of May, 1995 by Gary Johnson, individually and as Trustee of the Gary Johnson Family Trust.

David S. Peterson
NOTARY PUBLIC FOR MONTANA
My Commission Expires: 11-16-97

GRANTORS NAME AND ADDRESS:

Gary Johnson Family Trust
P.O. Box 82
Sula, MT 59871

GRANTEES NAME AND ADDRESS:

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

AFTER RECORDING, RETURN TO:

Neal G. Buchanan
Attorney at Law
601 Main Street, Ste. 215
Klamath Falls, OR 97601
Until a Change is Requested,
Send Tax Statement To:
Neal G. and Yolanda L. Buchanan
601 Main Street, 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 24th day of May, 199 5, at 2:58 o'clock P.M., and recorded in Book M95 on Page 13759 or as File/ Reel Number 500, Record of Deeds of said County.

WITNESS my hand and seal of County affixed.

Bernetha G. Letsch. CoC lerk
Recording Officer

By: Shirley Philley
Deputy

FEE:\$30.00

10/24/95
20/04