

6575

09-22-95P03:50 RCVD

WARRANTY DEED

Vol. 1195 Page 25738

MTC 363058W

JAMES M. BROWN and JEAN M. BROWN, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to
MARSHALL E. BUCKNER and DOLLIE L. BUCKNER, as tenants by the entirety,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

Lot 6 in Block 59, BUENA VISTA, according to the official plat thereof on
file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:

and the 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.

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.

The true and actual consideration for this conveyance is \$ 37,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: , P.O. Box 1924 Klamath Falls OR 97601

Dated this 21st day of Sept. 1995.

James M. Brown
JAMES M. BROWN

Jean M. Brown
JEAN M. BROWN

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON

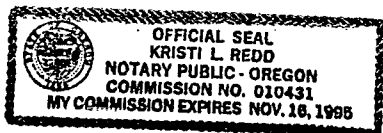
COUNTY OF Klamath

SS.

Sept. 21 19 95

Personally appeared the above named JAMES M. BROWN and JEAN M. BROWN

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kristi L. Redd

Notary Public for OREGON

My commission expires 11/16/95

(seal)

Return to:

MARSHALL E. BUCKNER

P.O. Box 1924

Klamath Falls OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 22nd day
of Sept A.D., 19 95 at 3:50 o'clock P M., and duly recorded in Vol. 1195
of Deeds on Page 25738

FEE \$30.00

By *Bernetha G. Lisch* County Clerk