

**BARGAIN AND SALE DEED**  
(Statutory Form)

FRED HAGELSTEIN, Grantor conveys to DOROTHY BUCHANAN and GLEN W. BUCHANAN, husband and wife, all of the Grantor's undivided interest in that certain real property located in the County of Klamath, State of Oregon, legally described as follows, to-wit:

SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 17, Township 37 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon. EXCEPTING THEREFROM that portion lying within the boundaries of Old Fort Road.

CODE 2 MAP 3709 TL 5500

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 CONSIDERATION for this conveyance is \$750.00.

DATED this 17th day of November 1995.

Fred Hagelstein  
FRED HAGELSTEIN

STATE OF Washington /County of Clark ) ss.

THIS INSTRUMENT was acknowledged before me this 17th day of November, 1995 by Judith D. Hoffman.

Judith D. Hoffman  
NOTARY PUBLIC FOR Washington  
My Commission Expires: 11/28/98

**GRANTORS NAME AND ADDRESS:**

Fred Hagelstein  
3016 SE 156th Avenue  
Vancouver, WA 98684

STATE OF Oregon ) ss.

County of Klamath )

**GRANTEES NAME AND ADDRESS:**

Dorothy Buchanan and Glen W. Buchanan  
13851 Algoma Road  
Klamath Falls, OR 97601

I certify that the within instrument was received for record on the 28th day of November, 1995, at 10:32 o'clock A.M., and recorded in Book M95 on Page 32320 or as File/ Reel Number 9654, Record of Deeds of said County.

**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 Statements to:  
Dorothy and Glen W. Buchanan  
13851 Algoma Road  
Klamath Falls, OR 97601

WITNESS my hand and seal of County affixed.

Bernetha G. Letsch Co Clerk  
Recording Officer

By: Annette Mueller  
Deputy

Fees: \$30.00