

MTC370654R

WARRANTY DEED

Vol 1195 Page 1

NEAL G. BUCHANAN and YOLANDA BUCHANAN

Grantor(s) hereby grant, bargain, sell and convey to
DOUGLAS L. BOURCY and LINDA M. BOURCY, husband and wife,
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:

The Northeasterly 40 feet of Lot 13 in Block 53 of SECOND HOT SPRINGS
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.

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 \$ 20,000.00, paid
to an accommodator pursuant to an IRC 1031 exchange.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 332 N. 10TH, KLAMATH FALLS, OR 97601

Dated this 29th day of December, 1995

Neal G. Buchanan
~~REAL ESTATE EXCHANGER~~
NEAL G. BUCHANAN

NOTARY ACKNOWLEDGEMENT

Yolanda L. Buchanan
YOLANDA BUCHANAN

STATE OF OREGON

ss. December 29 1995

COUNTY OF KLAMATH

Personally appeared the above named

NEAL G. BUCHANAN and YOLANDA BUCHANAN

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Kristi L. Redd

Notary Public for Oregon

My commission expires 11/16/99

(seal)

Return to:

DOUGLAS L. BOURCY

332 N. 10TH

KLAMATH FALLS, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 29th day
of Dec 95 at 2:56 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 35580.

FEE \$30.00

Bernetha G. Letsch, County Clerk
Bernetha G. Letsch