

MTC 36974KR

WARRANTY DEED

Vol 1196 Page

SAMUEL J. DUNLAP and KRISTEN K. DUNLAP, husband and wife,
Grantor(s) hereby grant, bargain, sell and convey to
NEAL G. BUCHANAN and YOLANDA BUCHANAN, 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:

All that part of Lot 10, Block 43, FIRST ADDITION TO THE CITY OF KLAMATH
FALLS, OREGON, according to the official plat thereof on file in the
office of the County Clerk of Klamath County, Oregon, more particularly
described as follows:

Beginning at the most Northerly corner of Lot 10, running thence
Southwesterly along the line of the alley in said Block, 52.1 feet;
thence Southeasterly along the lot line of Lots 9 and 10 in said Block,
38 feet; thence Northeasterly and parallel with Jefferson Street, 52.1
feet to Sixth Street; thence Northwesterly along the West line of Sixth
Street to the place of beginning.

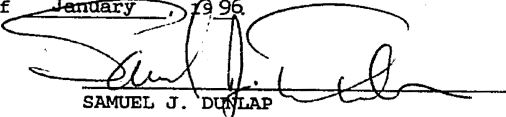
SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

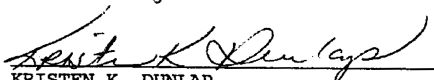
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT
IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR
ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY
SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 \$ 49,900.00, as paid
by 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: 10415 SE STARK STREET, PORTLAND, OR 97216

Dated this 10th day of January, 1996


SAMUEL J. DUNLAP


KRISTEN K. DUNLAP

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON

SS. January 10 19 96

COUNTY OF KLAMATH

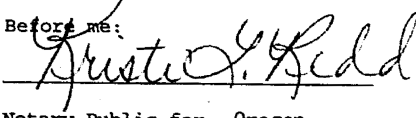
Personally appeared the above named

SAMUEL J. DUNLAP and KRISTEN K. DUNLAP

and acknowledged the foregoing instrument to be their voluntary act.



Before me:


Notary Public for Oregon

My commission expires 11/16/99

(seal)

Return to: NEAL G. BUCHANAN & YOLANDA BUCHANAN
601 MAIN ST #215
KLAMATH FALLS, OR 97601

1139

0038 12-0000-10-00

1139-A 8811

WARRANTY DEED

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 12th day
of Jan A.D., 19 96 at 3:57 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 1139

FEE \$35.00

By Bernetha G. Letsch, County Clerk