

MTC 36977KE

WARRANTY DEED

Vol. M96 Page 1149

NEAL G. BUCHANAN and YOLANDA BUCHANAN, husband and wife,
Grantor(s) hereby grant, bargain, sell and convey to
SAMUEL J. DUNLAP and KRISTEN K. DUNLAP, 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 Northerly 73 feet of Lots 3 and 4 in Block 14 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.

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 \$ 73,900.00, 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: 5632 SCHIESEL AVE, KLAMATH FALLS, OR 97603

Dated this 11th day of January, 1996

Neal G. Buchanan
NEAL G. BUCHANAN

Yolanda L. Buchanan
YOLANDA BUCHANAN

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON

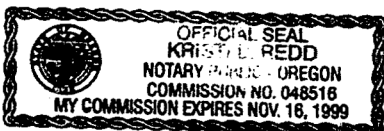
SS. January 11 1996

COUNTY OF KLAMATH

Personally appeared the above named _____

NEAL G. BUCHANAN and YOLANDA BUCHANAN

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kristin L. Redd

Notary Public for Oregon

My commission expires 11/16/99

(seal)

Return to:

SAMUEL J. DUNLAP
5632 SCHIESEL AVE
KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 12th day
of Jan A.D. 1996 at 3:57 o'clock P M., and duly recorded in Vol. 1149
of Deeds on Page 1149

FEE \$30.00

Bernetha G. Letsch, County Clerk
By Supriya Pruthi