

WARRANTY DEED

JANICE R. JOHAM and DONALD G. MUSTOE,
Grantor(s) hereby grant, bargain, sell and convey to:
NEAL G. BUCHANAN & YOLANDA L. 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:

The South 1/2 of Lots 9 and 10 in Block 85 of KLAMATH 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 \$ 55,000.00, as paid
by accommodator pursuant to an IRC 1031 Exchange.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: , 601 MAIN STREET, SUITE 215, KLAMATH FALLS, OR 97601.

Dated this 13 day of March, 1996

X Janice R. Joham
JANICE R. JOHAM

X Donald G. Mustoe
DONALD G. MUSTOE

NOTARY ACKNOWLEDGEMENT

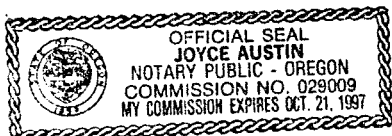
STATE OF OREGON ss. March 1996

COUNTY OF Josephine

Personally appeared the above named

JANICE R. JOHAM and DONALD G. MUSTOE

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

ESCROW NO. MT37439-KR

Return to:

NEAL G. BUCHANAN & YOLANDA L. BUCHANAN
601 MAIN STREET, SUITE 215
KLAMATH FALLS OR 97601

Before me:

Joyce Austin
Notary Public for Oregon

My commission expires 10/21/97

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

AmeriTitle
on this 22nd day of March A.D. 19 96
at 3:53 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 7997
Bernetha G Letsch, County Clerk,
By Cheryl Russell Deputy.
Fee, \$30.00

96 MAR 22 P3:53