

mtc37610ms

KRIS ANDERSON AND GAYLE D. ANDERSON, WHO ACQUIRED TITLE AS GAYLE D. FRITZ, AS TENANTS IN COMMON,

Grantor(s) hereby grant, bargain, sell and convey to:

MARGARET M. BUCHANAN,

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:

LOT 8 IN BLOCK 3 OF DIXON 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 \$ 73,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 317 LAGUNA STREET, KLAMATH FALLS, OR 97601

Dated this 30th day of April, 1996


 KRIS ANDERSON


 GAYLE D. ANDERSON

NOTARY ACKNOWLEDGEMENT

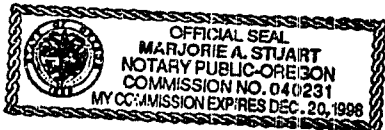
STATE OF Oregon

SS. April 30 19 96

COUNTY OF Klamath

Personally appeared the above named Kris Anderson and Gayle D. Anderson

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:


 Notary Public for Oregon

My commission expires 12-20-98

ESCROW NO. MT37610-MS

Return to:

MARGARET M. BUCHANAN
 317 LAGUNA STREET
 KLAMATH FALLS, OR 97601

STATE OF OREGON,
 County of Klamath ss.

Filed for record at request of:

AmeriTitle

on this 2nd day of May A.D. 19 96
 at Deeds o'clock AM. and duly recorded
 in Vol. M96 of Deeds Page 12552

Bernetha G Letsch, County Clerk
 By 

Fee, \$30.00

Deputy.

96 MAY -2 AM 55