

19544

-WARRANTY DEED-

Vol. 1796 Page 17037

I. V. SMIRNOV and IRENE A. SMIRNOV, husband and wife, Grantors, convey and warrant to NEAL BUCHANAN and YOLANDA L. BUCHANAN, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

The E½ of a tract of land situated in the NE¼ of the NE¼ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at an iron pin on the Westerly right of way line of Summers Lane which lies South 89°40' West a distance of 30 feet and North 1°12' West along said Westerly right of way line of Summers Lane a distance of 865.4 feet from an iron pin in the center of Summers Lane that marks the Southeast corner of the NE¼ of NE¼ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, and running thence: Continuing North 1°12' West along the said Westerly right of way line of Summers Lane a distance of 83 feet to an iron pin; thence South 89°40' West a distance of 240 feet to a point; thence South 1°12' East a distance of 83 feet to a point; thence North 89°40' East a distance of 240 feet more or less to the point of beginning

SUBJECT TO AND EXCEPTING:

(1) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; (2) Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; reservations, restrictions, easements and rights of way of record and those apparent upon the land.

The true and actual consideration for this transfer is Thirty Six Thousand and No/100ths (\$36,000.00) DOLLARS.

Until a change is requested all tax statements shall be mailed to Neal Buchanan at

DATED this 29 day of December, 1978.

*[Signature]*  
 \_\_\_\_\_  
 Neal G. Buchanan

STATE OF OREGON

County of Klamath

ss. December 29, 1978.

Personally appeared the above-named I. V. SMIRNOV and IRENE A. SMIRNOV, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:



*[Signature]*  
 \_\_\_\_\_  
 Notary Public for Oregon  
 My Commission expires: 3-22-81

WILLIAM P. BRANDSNESS  
 ATTORNEY AT LAW  
 411 PINE STREET  
 KLAMATH FALLS, OREGON 97601

17037

96 JUN 10 P 3:46

RECEIVED BY THE CLERK OF THE  
COURT OF THE COUNTY OF KLAMATH  
JUNE 19 1926

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ames Title the 10th day  
of June A.D. 19 26 at 3:45 o'clock P.M., and duly recorded in Vol. M96  
of Deeds on Page 17037

FEE \$35.00

By Bernetha G. Letsch, County Clerk

STATE OF OREGON

WITNESSES my hand and seal of office this 10th day of June, 1926.

Notary Public for Oregon

THE STATE OF OREGON, County of Klamath, ss. I, the undersigned, Notary Public for Oregon, do hereby certify that the foregoing is a true and correct copy of the original of the same as the same was presented to me for recording.

Witness my hand and seal of office this 10th day of June, 1926.

SUBJECT TO TAX REVENUE

BEFORE ME, the undersigned authority, on this 10th day of June, 1926, personally appeared Ames Title, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 10th day of June, 1926.

Notary Public for Oregon

17037

NOTARY PUBLIC