

21472

MTC 38142 KR

WARRANTY DEED

Vol 1996 Page 21188

NEAL G. BUCHANAN & YOLANDA L. BUCHANAN, HUSBAND AND WIFE,
Grantor(s) hereby grant, bargain, sell and convey to:
MICHAEL D. NEUENSCHWANDER and NANCY L. NEUENSCHWANDER, 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 W1/2 of Lot 13 in Block 2 of BRYANT TRACTS NO. 2, 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 pursuant to an IRC
1031 exchange on behalf of Grantor and/or Grantee.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1445 Dayton Street, Klamath Falls, OR 97603

Dated this 11th day of July, 1996.

Neal G. Buchanan
NEAL G. BUCHANAN
Yolanda L. Buchanan
YOLANDA L. BUCHANAN

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON ss. July 11 19 96
COUNTY OF KLAMATH

Personally appeared the above named _____
NEAL G. BUCHANAN and YOLANDA L. BUCHANAN

and acknowledged the foregoing instrument to be their voluntary act.



Before me:
Kristi L. Redd

Notary Public for Oregon

My commission expires 11/16/99

(seal)

ESCROW NO. MT38142-KR

Return to:

Michael D. & Nancy L. Neuenschwander

1442 Dayton Street

Klamath Falls, OR 97603

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

AmeriTitle

on this 16th day of July A.D. 19 96
at 3:51 o'clock PM. and duly recorded
in Vol. M96 of Deeds Page 21188
Bernetha G Letsch, County Clerk

By Christy M. Hall

Deputy.

Fee, \$30.00

96 JUL 16 P3:51