

21975

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WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

ASPEN TITLE ESCROW NO. 05044885

AFTER RECORDING RETURN TO:

MR. ROBERT D. GRAY

630 11th
Klamath Falls, OR 97601

Filed for record at request of:

Aspen Title & Escrowon this 24th day of July A.D., 1996
at 3:55 o'clock PM. and duly recorded
in Vol. M96 of Deeds Page 22429

Bernetha G Letsch, County Clerk

By [Signature]

Deputy.

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS
SAME AS ABOVE

Fee, \$30.00

GEORGE G. BUCHANAN AND PATRICIA S. BUCHANAN, husband and wife
AND WILLIAM J. BUCHANAN AND BARBARA BUCHANAN, husband and wife,
hereinafter called GRANTOR(S), convey(s) to ROBERT D. GRAY
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

Lot 478, Block 114, MILLS ADDITION IN THE CITY OF KLAMATH
FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33AC TAX LOT 8900

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$47,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 19th day of July 1996.

X [Signature]
GEORGE G. BUCHANAN

X [Signature]
PATRICIA S. BUCHANAN

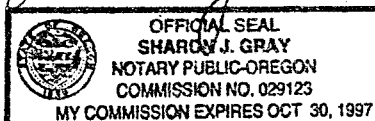
X [Signature]
WILLIAM J. BUCHANAN

X [Signature]
BARBARA BUCHANAN

STATE OF OREGON, County of Multnomah ss.On this 22 day of July, 1996,

Personally appeared the above named George G Buchanan, Patricia S Buchanan,
William J Buchanan and Barbara Buchanan,
and acknowledged the foregoing instrument to be their
voluntary act and deed.

Before me: [Signature]
Notary Public for Oregon
My Commission Expires:



96 JUL 24 P3:55