

NEAL G. BUCHANAN and YOLANDA L. BUCHANAN, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:
ROBERT S. JOHNSON
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 4 in Block 17 of EWAUNA HEIGHTS, 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 \$ 67,059.00. PAID TO AN
ACCOMMODATOR PURSUANT TO AN IRC 1031 EXCHANGE.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 716 CARDLEY AVE., MEDFORD, OR 97504

Dated this 31st day of July, 1996

Neal G. Buchanan
NEAL G. BUCHANAN
Yolanda L. Buchanan
by Neal G. Buchanan
YOLANDA L. BUCHANAN Atty In fact

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. 7/31 19 96
COUNTY OF Klamath

Personally appeared the above named Neal G. Buchanan as
himself and as attorney-in-fact for Yolanda L. Buchanan
and acknowledged the foregoing instrument to be their voluntary act.

Before me:

Dawn Schooler

Notary Public for Oregon

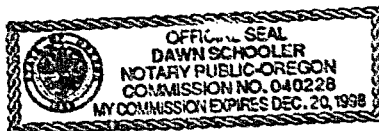
My commission expires 12/20/98

(seal)

ESCROW NO. MT38018-DS

Return to:

ROBERT S. JOHNSON
716 CARDLEY AVE.
MEDFORD, OR 97504



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 31st day
of July A.D., 19 96 at 3:37 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 23250.

Bernetha G. Letsch County Clerk

By Kathleen Rose

FEE \$30.00