

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 3 in Block 17 of EWAUNA HEIGHTS 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 \$ 67,059.00. PAID TO AN
ACCOMODATOR 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 Atty in Fact
YOLANDA L. BUCHANAN

NOTARY ACKNOWLEDGEMENT

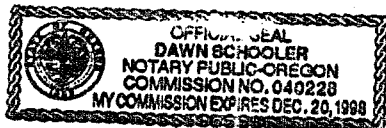
STATE OF Oregon

COUNTY OF Klamath

SS. 31 July 1996

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. MT38010-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

on this 31st day of July A.D., 19 96
at 3:37 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 23258.

Bernetha G. Letsch County Clerk

By Kathleen Ross

Deputy.

Fee, \$30.00