



# KLAMATH COUNTY TITLE COMPANY

K-49954-D

## STATUTORY WARRANTY DEED (Individual or Corporation)

conveys and warrants to STEPHEN D. SIMON & PAMELA SIMON Grantor,  
WALTER W. BUCHANAN & CHARLOTTE J. BUCHANAN Husband & Wife  
 the following described real property in the County of KLAMATH and State of Oregon.

Lots 1, 2, and 3, Block 29, MOUNTAIN VIEW 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.

NOV 18 AM 10:02

This property is free of liens and encumbrances, EXCEPT SUBJECT TO: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 147,000.00 (Here comply with the requirements of ORS 93.030\*).

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.

DATED this 13 day of November 1996. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Stephen D. Simon  
 STEPHEN D. SIMON

408 Short St

Adamsville, Tn. 38310

Tennessee

STATE OF OREGON, County of McNairy ss.

The foregoing instrument was acknowledged before me  
 this 13th day of November 1996

by Stephen D. Simon  
Pamela M Simon

Barran Screws  
 Notary Public for Oregon

My commission expires:

7-13-97

After recording return to:

WALTER W & CHARLOTTE J. BUCHANAN  
 1876 CALHOUN STREET  
 KLAMATH FALLS, OREGON 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
 SAME AS LISTED ABOVE

Pamela M. Simon  
 PAMELA SIMON

408 Short St.

Adamsville, Tn. 38310

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of \_\_\_\_\_ ss.

The foregoing instrument was acknowledged before me  
 this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_

by \_\_\_\_\_ and

by \_\_\_\_\_

of \_\_\_\_\_

a corporation, on behalf of the corporation.

STATE OF OREGON, ss.  
 County of Klamath

Filed for record at request of:

Klamath County Title

on this 18th day of November A.D., 19 96  
 at 11:02 o'clock A.M. and duly recorded  
 in Vol. M96 of Deeds Page 36058

Bernetha G. Letsch County Clerk

By Rathlum Ross

Deputy.

Fee. \$30.00

NAME, ADDRESS, ZIP