

MTL 39723-KR

LARRY T. SNYDER and SUSAN K. SNYDER, as tenants by the entirety,
 Grantor(s) hereby grant, bargain, sell and convey to:
 NEAL G. BUCHANAN AND YOLANDA L. BUCHANAN, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
 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:

GRANTORS NAMED HEREIN HEREBY RETAIN AN EASEMENT TO USE AND/OR INCREASE
 THE CAPACITY OF THE EXISTING SEPTIC TANK SYSTEM AT THE GRANTORS EXPENSE.

GRANTORS NAMED HEREIN SHALL HAVE THE FIRST OPTION TO REPURCHASE THE
 PROPERTY DESCRIBED HEREIN AT A FUTURE DATE.

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: 435 Oak St., Klamath Falls, OR 97601

Dated this 19th day of December, 1996

X Larry T. Snyder
 LARRY T. SNYDER
 X Susan K. Snyder
 SUSAN K. SNYDER

STATE OF OREGON

SS. December 19, 1996

COUNTY OF KLAMATH

Personally appeared the above named

LARRY T. SNYDER and SUSAN K. SNYDER

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. MT39723-KR

Return to:

Neal G. Buchanan & Yolanda L. Buchanan
435 Main Street
Klamath Falls, OR 97601

96 DEC 23 AM 1:37

EXHIBIT "A" **LEGAL DESCRIPTION**

A parcel of land situate in the NE1/4 of the SW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the West one-fourth corner of said Section 5; thence South 0 degrees 06' West along the West boundary of said Section 5, a distance of 185.70 feet to the South boundary of Autumn Avenue; thence North 89 degrees 17' East, along the South boundary of Autumn Avenue 1,773.18 feet to the Westerly boundary of the Dalles-California Highway and the true point of beginning of this description; thence South 27 degrees 37' West along said highway boundary 285 feet, more or less, to the North line of that certain property described in Volume M81, page 20087, Microfilm Records of Klamath County, Oregon; thence West along said North line 150 feet, more or less, to the Northwest corner of that certain property described in Volume M81, page 20087, Microfilm Records of Klamath County, Oregon; thence North 5 degrees 32' East, 249.03 feet, more or less, to the South boundary of Autumn Avenue; thence North 89 degrees 17' East along the South boundary of Autumn Avenue, 256.10 feet to the point of beginning.

The basis of bearing for this description is Survey No. 65 as recorded in the Klamath County Engineers Office.

EXCEPTING THEREFROM that portion conveyed to Klamath County by instrument dated April 24, 1974 and recorded May 8, 1974 in Volume M74, page 57-7, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON : COUNTY OF KLAMATH :

ss.

Filed for record at request of _____ American title _____ the 23rd _____ day
of December _____ A.D., 19 96 at 11:37 o'clock _____ A.M., and duly recorded in Vol. M96
of Deeds _____ on Page 39692

FEE \$35.00

Bernetha G. Letsch, County Clerk

by _____

Kathleen Ross