

MT39265KR WARRANTY DEED

NEAL G. BUCHANAN AND GLENN R. SMITH WITH RIGHTS OF SURVIVORSHIP,
Grantor(s) hereby grant, bargain, sell and convey to:

TERRY A. CRANE,

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:
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: TERRY A. CRANE, P.O. BOX 15, LOOKOUT, CA 96054

Dated this 27 day of December, 1996.

Neal G. Buchanan
NEAL G. BUCHANAN

Glenn R. Smith
GLENN R. SMITH

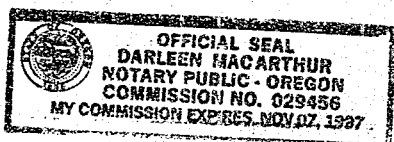
STATE OF Oregon

COUNTY OF Klamath

SS. December 27 1996

Personally appeared the above named Neal G. Buchanan
and Glenn R. Smith

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Darleen MacArthur

Notary Public for Oregon

My commission expires 11.7.97

ESCROW NO. MT39265-KR

Return to:
TERRY A. CRANE

P.O. BOX 15

LOOKOUT, CA 96054

97 JAN -3 AM 1:50

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of lot 6, Block 45, NICHOLS 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, being more particularly described as follows:

Beginning at a point in the Southeasterly boundary of Washington Street, which is also the Northwesterly boundary of Lot 6 in Block 45, NICHOLS ADDITION to the City of Klamath Falls, located 15 feet distant Southwesterly from the most Northerly corner of said Lot 6; thence Southwesterly along Washington Street to the line between Lots 5 and 6 in said Block 45; thence Southeasterly along said line between Lots 5 and 6 a distance of 90 feet; thence Northeasterly at right angles to said line between said lots 5 and 6, a distance of 55.83 feet; thence Northwesterly in a straight line to the point of beginning.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 3rd day
of January A.D., 19 97 at 11:50 o'clock A M., and duly recorded in Vol. M97
of Deeds on Page 128

FEE \$35.00

Bernetha G. Letsch, County Clerk

by Lynette Neely