

37454

BARGAIN AND SALE DEED  
(Statutory Form)Vol. m97 Page 14320

RUTH HAGELSTEIN, Grantor, conveys to NEAL G. BUCHANAN and YOLANDA L. BUCHANAN, husband and wife, that certain real property, located in Klamath County, State of Oregon, legally described as follows, to-wit:

"The Easterly portion of Lot 3 of Block 4, DIXON ADDITION to the City of Klamath Falls, Oregon: Beginning at a point in the Northerly boundary of the said Lot 3, Block 4, Dixon Addition which said point is 85.0 feet distant Easterly along the said Northerly boundary of the said Lot 3 from the Northwesterly corner of the said Lot 3; and running thence Southerly at right angles to the said Northerly boundary of the said Lot 3, 45.47 feet, more or less, to a point in the Southerly boundary of said Lot 3; thence Easterly along the said Southerly of Lot 3, 73.46 feet, more or less, to the Southeasterly corner of the said Lot 3; thence Northwesterly along the Easterly boundary of the said Lot 3, 50 feet, more or less, to the Northwesterly corner of the said Lot 3; thence Westerly along the Northerly boundary of the said Lot 3, 55 feet, more or less, to the said point of beginning, being the Easterly portion of Lot 3 of Block 4, Dixon Addition to the City of Klamath Falls, Oregon."

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

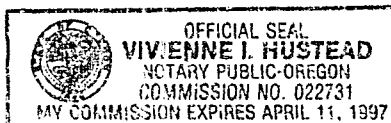
THE TRUE AND ACTUAL CONSIDERATION for this conveyance is as a gift having a valuation of \$20,000.00.

DATED this 22 day of Nov, 1996.

Ruth Hagelstein  
RUTH HAGELSTEIN, Grantor

STATE OF OREGON/County of Klamath) ss.

THIS INSTRUMENT was acknowledged before me this 22 day of November, 1996, by Ruth Hagelstein.



Vivienne I. Husted  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 4-11-97

GRANTORS NAME AND ADDRESS:  
Ruth Hagelstein  
13487 Algoma Rd.  
Klamath Falls, OR 97601

STATE OF Oregon )ss.

County of Klamath )

GRANTEES NAME AND ADDRESS:  
Neal G. Buchanan and Yolanda L.  
435 Oak Avenue  
Klamath Falls, OR 97601

I certify that the within instrument was received for record on the 9th day of May, 1997, at 1:29 o'clock P.M., and recorded in Book M97 on Page 14320 or as File Reel Number 37454, Record of Deeds of said County.

AFTER RECORDING, RETURN TO:  
Neal G. Buchanan  
Attorney at Law  
435 Oak Avenue  
Klamath Falls, OR 97601  
Until a Change is Requested,  
Send Tax Statements to:  
Grantees, c/o Ruth Hagelstein  
13487 Algoma Rd.  
Klamath Falls, OR 97601

WITNESS my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk  
Recording Officer

By: Ruth Hagelstein  
Deputy

Fee: \$30.00

30-