

38395

MTC 41481-KR
WARRANTY DEED

Vol. 1197 Page 16437

DANIEL R. BAILEY,

Grantor(s) hereby grant, bargain, sell and convey to:

GLENN R. SMITH AS TO AN UNDIVIDED 1/2 INTEREST AND NEAL G. BUCHANAN AS TO AN UNDIVIDED 1/2 INTEREST,

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 8 IN BLOCK 1, SUNNYLAND, 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 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 Street, Klamath Falls, OR 97601

Dated this 29 day of May, 1997

[Signature of Daniel R. Bailey]

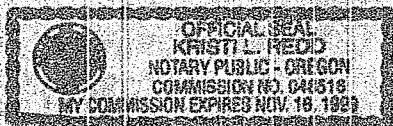
STATE OF OREGONCOUNTY OF KLAMATH

SS.

5/29/97

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Personally appeared the above named

GLENN R. SMITH and NEAL G. BUCHANANand acknowledged the foregoing instrument to be their voluntary act.

(seal)

Before me:

[Signature of Kristi L. Reed]
Notary Public for Oregon

My commission expires 11/16/99

ESCROW NO. MT41481-KR

Return to:
Glenn R. Smith & Neal G. Buchanan435 Oak StreetKlamath Falls, OR 97601STATE OF OREGON
County of Klamath, ss.

Filed for record at request of:

Amerititle

on this 29th day of May A.D., 1997
at 3:17 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 16437

Bernetha G. Leitch, County Clerk

Fee, \$30.00

Deputy