

RALPH E. WILSON and JANICE O. WILSON, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to:
JAMES L. BUCHANAN, JR. and DARLA J. 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:

LOT 27 IN BLOCK 37 OF KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT PLAT NO. 2, 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 \$ 47,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. Box 559, Bonanza, OR 97623

Dated this 2nd day of June, 19 97

Ralph E. Wilson
RALPH E. WILSON

BY: Janice O. Wilson HIS ATTORNEY IN FACT
JANICE O. WILSON

Janice O. Wilson
JANICE O. WILSON

STATE OF Oregon, County of Klamath) ss.

This instrument was acknowledged before me on June 2, 1997

by Janice O. Wilson, individually and

as attorney in fact

of Ralph E. Wilson

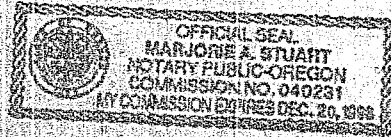
[Signature]
Notary Public of Oregon

My commission expires 12-20-98

ESCROW NO. MT41388-MS

Return to:

JAMES L. BUCHANAN, JR.
P.O. BOX 559
BONANZA, OR 97623



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 2nd day
of June A.D. 1997 at 3:48 o'clock P. M., and duly recorded in Vol. 117
of Deeds on Page 16852

FEE \$30.00

By Bernetha G. Letsch, County Clerk
[Signature]

97 JUN -2 P3:48