

GRANTOR NAME AND ADDRESS Neal G. and Yolanda L. Buchanan
435 Oak Ave., Klamath Falls, Oregon 97601
 GRANTEE NAME AND ADDRESS Larry T. and Susan K. Snyder
1991 Lakeshore Dr., Klamath Falls, Oregon 97601
 AFTER RECORDING RETURN TO Larry T. and Susan K. Snyder
1991 Lakeshore Dr., Klamath Falls, Oregon 97601
 SEND TAX STATEMENTS TO Grantee

98 AUG 27 P2:19

WARRANTY DEED - STATUTORY FORM

Neal G. Buchanan and Yolanda L. Buchanan, husband and wife, Grantor(s), convey and warrant to Larry T. Snyder and Susan K. Snyder, husband and wife, Grantee(s), the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

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

SUBJECT TO all of 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.

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 an exchange of like property.

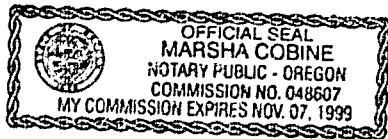
DATED this 24th day of August, 1998.

Neal G. Buchanan
Neal G. Buchanan

Yolanda L. Buchanan
Yolanda L. Buchanan

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on August 24, 1998 by Neal G. Buchanan and Yolanda L. Buchanan.



Marsha Cobine
NOTARY PUBLIC FOR OREGON

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 5737, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Neal Buchanan the 27th day
of August A.D. 19 98 at 2:19 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 31524

FEE \$35.00

By Kathleen Rosa Bernetha G. Letsch, County Clerk