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## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That STEVEN BUCHWALTER and MARTORIE MEEFERD as TENANTS IN COMMON hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FREDDA RUTH DONAHUE and DON MAURICE WILLIAMS hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

LOT 10, BLOCK 108, PLAT #4, UNIT, KHAMATH FALLS FOREST ESTATES, HIGHWAY 66.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$5,000.  
 However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

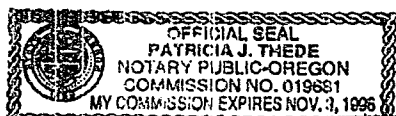
In Witness Whereof, the grantor has executed this instrument this 2 day of August, 1996, if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Steven E. Buchwalter  
Martorie Meeferd

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on 8.2, 1996, by Martorie Meeferd

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_ as \_\_\_\_\_ of \_\_\_\_\_



Patricia J. Theede  
 Notary Public for Oregon  
 My commission expires 11.3.96

STEVEN BUCHWALTER, MARTORIE MEEFERD  
P.O. Box 93, BONANZA, OR. 97623

Grantor's Name and Address

FREDDA RUTH DONAHUE, DON MAURICE WILLIAMS  
RR #2 Box 266, BONANZA, OR. 97623

Grantee's Name and Address

After recording return to (Name, Address, Zip):

FREDDA RUTH DONAHUE  
RR #2 Box 266  
BONANZA, OR. 97623

Until requested otherwise send all tax statements to (Name, Address, Zip):

FREDDA RUTH DONAHUE  
RR #2 Box 266  
BONANZA, OR. 97623

SPACE RESERVED  
 FOR  
 RECORDER'S USE

STATE OF OREGON, } ss.  
County of \_\_\_\_\_

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_/volume No. \_\_\_\_\_ on page \_\_\_\_\_ and/or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME \_\_\_\_\_ TITLE \_\_\_\_\_  
 By \_\_\_\_\_, Deputy.

1999 JUL 23 PM 2:03

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STATE OF OREGON,

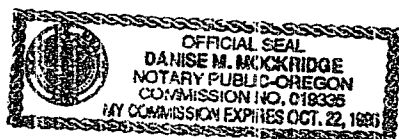
FORM NO. 23 — ACKNOWLEDGMENT  
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

County of Klamath } ss.

BE IT REMEMBERED, That on this 6<sup>th</sup> day of August, 1996,  
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within  
named Steven E. Buchwalter

known to me to be the identical individual described in and who executed the within instrument and  
acknowledged to me that executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed  
my official seal the day and year last above written.



Danise M. Mockridge  
Notary Public for Oregon  
My Commission expires 10-22-96

State of Oregon, County of Klamath  
Recorded 7/23/99, at 2:03 m.  
In Vol. M99 Page 24962  
Linda Smith,  
County Clerk Fee \$ 35<sup>00</sup> 50