

1999 OCT -7 PM 3:16

WARRANTY DEED

Vol M99 Page 40005

WALTER W. BUCHANAN and CHARLOTTE J. BUCHANAN, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
BRUCE A. KIELSMEIER and AVIS P. KIELSMEIER, 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:

LOTS 1, 2 AND 3 IN BLOCK 29 OF MOUNTAIN VIEW ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

TAX ACCOUNT NO.: 3809-021CC-05200-000

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 155,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1876 CALHOUN STREET, KLAMATH FALLS, OR 97601

Dated this 7th day of October, 1999

Walter W. Buchanan  
WALTER W. BUCHANAN  
BY: Charlotte Drake Buchanan  
CHARLOTTE DRAKE BUCHANAN, HIS  
ATTORNEY IN FACT

Charlotte J. Buchanan  
CHARLOTTE J. BUCHANAN

State of Oregon  
County of KLAMATH

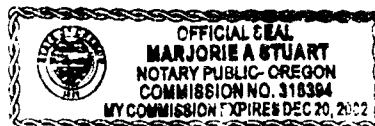
This instrument was acknowledged before me on October 7, 1999 by CHARLOTTE DRAKE BUCHANAN, AS ATTORNEY IN FACT FOR WALTER W. BUCHANAN, AND CHARLOTTE BUCHANAN.

Marjorie A. Stuart  
(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT49362-MS

Return to:  
BRUCE A. KIELSMEIER  
1876 CALHOUN STREET  
KLAMATH FALLS, OR 97601



State of Oregon, County of Klamath  
Recorded 10/07/99, at 3:16 p.m.  
In Vol. M99 Page 40005  
Linda Smith,  
County Clerk Fee \$ 30.00

30<sup>00</sup>