



WARRANTY DEED

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ASPEN TITLE ESCROW NO. #01052303

AFTER RECORDING RETURN TO:

ROBERT G. BUCHANAN  
KATHLEEN K. BUCHANAN  
13490 ALGOMA ROAD  
KLAMATH FALLS, OREGON

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

LEWIS LEROY HAGELSTEIN AKA LEWIS L. HAGELSTEIN AND NONA  
HAGELSTEIN AKA NONA B. HAGELSTEIN, hereinafter called  
GRANTOR(S), convey(s) and warrants to ROBERT G. BUCHANAN AND  
KATHLEEN K. BUCHANAN, HUSBAND AND WIFE hereinafter called  
GRANTEE(S), all that real property situated in the County of  
KLAMATH, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
HEREIN . . . . .

RB  
KB  
"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 30.390."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land, contracts and/or  
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$185,000.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 2nd day of March 2001.

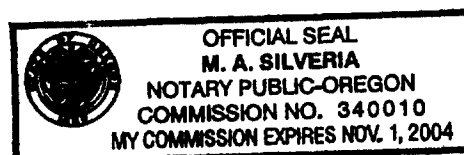
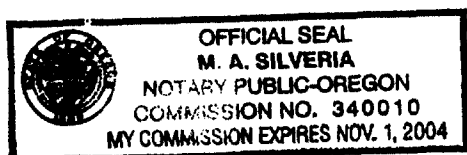
Lewis Leroy Hagelstein  
LEWIS LEROY HAGELSTEIN

Nona B. Hagelstein  
NONA B. HAGELSTEIN

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this  
2nd day of March, 2001, by LEWIS LEROY HAGELSTEIN  
AND NONA B. HAGELSTEIN.

Before me: [Signature]  
Notary Public for Oregon  
My Commission Expires: 11-01-04



## PARCEL 1:

Parcel 3 of Land Partition 25-94 situated in the W 1/2 SE 1/4, SE 1/4 SW 1/4, SE 1/4 SE 1/4, Lot 3, and the NE 1/4 SW 1/4 Section 18, Township 37 South, Range 9 East of the Willamette Meridian and the SE 1/4 NW 1/4, NE 1/4 NW 1/4, and the NE 1/4 Section 19, Township 37 South, Range 9 East of the Willamette Meridian and the NW 1/4 Section 20, Township 37 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

CODE 183 & 53 MAP 3709-1800 TL 1303  
CODE 53 & 183 MAP 3709-1800 TL 1303  
CODE 53 MAP 3709-18CB TL 1400  
CODE 53 MAP 3709-18CB TL 1401  
CODE 53 MAP 3709-1900 TL 103  
CODE 53 MAP 3709-2000 TL 300

## PARCEL 2:

The W 1/2 of the SW 1/4 SW 1/4 Section 17, Township 37 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM that portion lying within the boundaries of Old Fort Road.

CODE 2 MAP 3709 TL 5500

KB  
RB  
LH  
7/13/86

State of Oregon, County of Klamath  
Recorded 03/05/01, at 10:52 a.m.  
In Vol. M01 Page 8799  
Linda Smith,  
County Clerk Fee \$ 26<sup>00</sup>