

03 OCT 1 PM 3:13



NJC- 68570 MS

Vol M03 Page 73458

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

RICHARD T. BUCHERT

11727 HIGHWAY 66

KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath

Recorded 10/01/03 3:13 P m

Vol M03 Pg 73458-59

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 2

Until a change is requested all

tax statements shall be sent to

The following address:

RICHARD T. BUCHERT

11727 HIGHWAY 66

KLAMATH FALLS, OR 97601

Escrow No.

MT62570-MS

WARRANTY DEED

DANIEL R. NELSON, Grantor(s) hereby grant, bargain, sell, warrant and convey to RICHARD T. BUCHERT and JEAN M. BUCHERT, as tenants by the entirety, 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:

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

502227

3908-033BO-00400

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record 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.

The true and actual consideration for this conveyance is \$93,000.00.

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.

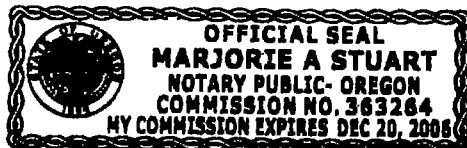
Dated this 18 day of Oct, 2003.

Daniel R. Nelson
DANIEL R. NELSON

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 10/1/03 by DANIEL R. NELSON.



Marjorie A. Stuart
(Notary Public for Oregon)

My commission expires 12/20/06

26.00

73459

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the NW1/4 of the NW1/4 of Section 33, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning on the Northerly right of way fence line of the Klamath Falls-Ashland Highway, which point is distant along said highway 95.52 feet from the East line of the NW1/4 of the NW1/4 of Section 33, Township 39 South, Range 8 East of the Willamette Meridian; thence running Southwesterly along said highway, 99 feet to a point; thence Southwesterly along said highway, 76.06 feet to a point; thence North 0 degrees 21' West 303.12 feet; thence East 160 feet; thence South 0 degrees 21' East 234 feet to the point of beginning.

Tax Account No.: 3908-033BO-00400-000

Key No.: 502227