

NTT-64092KR

04 MAR 15 AM 11:05



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Neal G. Buchanan

435 Oak Street

Klamath Falls, OR 97601

Vol M04 Page 14429

Until a change is requested all
tax statements shall be sent to
The following address:

Neal G. Buchanan

435 Oak Street

Klamath Falls, OR 97601

State of Oregon, County of Klamath

Recorded 03/15/2004 11:05 AM

Vol M04 Pg 14429-30

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

Escrow No. MT64092-KR

SPECIAL WARRANTY DEED

Glenn R. Smith and Neal G. Buchanan, as tenants in common, Grantor(s) hereby grant, bargain, sell, warrant and convey to Neal G. Buchanan and Yolanda L. Buchanan, 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:

The Northwesterly 75 feet of Lot 6, Block 3, FIRST ADDITION TO TONATEE HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3909-011CC-00700-000

Key No.: 554910

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 claiming by, through, or under the grantor except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$1.00.

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 11th day of March, 2004.


GLENN R. SMITH


NEAL G. BUCHANAN

State of Oregon)
) ss.
County of Klamath)

This instrument acknowledged before me on March 11, 2004 by Glenn R. Smith.



NOTARY PUBLIC FOR OREGON

My Commission Expires: 11/16/2007

260

State of Oregon)
) ss.
 County of Klamath)

This instrument acknowledged before on March 12, 2004 by Neal G. Buchanan.

Kristi L. Redd
 NOTARY PUBLIC FOR OREGON
 My Commission Expires: 11/16/2007



Unofficial
 Copy