

mtc- 67938KR



Vol M05 Page 05614

State of Oregon, County of Klamath
 Recorded 01/26/05 10:56a m
 Vol M05 Pg 05614-15
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2

After recording return to:

Ryan M. Brownell

415 N. Laguna Street

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

Ryan M. Brownell

415 N. Laguna Street

Klamath Falls, OR 97601

Escrow No.

MT67938-KR

STATUTORY WARRANTY DEED

Neal G. Buchanan and Yolanda L. Buchanan, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Ryan M. Brownell**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

EXHIBIT "A" LEGAL DESCRIPTION

The Easterly portion of Lot 3 of Block 4, DIXON ADDITION to the City of Klamath Falls, Oregon; Beginning at a point in the Northerly boundary of the said Lot 3, Block 4, DIXON ADDITION which said point is 85.0 feet distant Easterly along the said Northerly boundary of the said Lot 3 from the Northwestern corner of the said Lot 3; and running thence Southerly at right angles to the said Northerly boundary of the said Lot 3, 46.47 feet, more or less, to a point in the Southerly boundary of said Lot 3; thence Easterly along the said Southerly of Lot 3, 73.46 feet, more or less, to the Southeasterly corner of the said Lot 3; thence Northwesternly along the Easterly boundary of the said Lot 3, 50 feet, more or less, to the Northeasterly corner of the said Lot 3; thence Westerly along the Northerly boundary of the said Lot 3, 55 feet, more or less, to the said point of beginning, being the Easterly portion of Lot 3 of Block 4, DIXON ADDITION to the City of Klamath Falls, Oregon.

Tax Account No: 3809-028DC-01800-000

Key No: 374614

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$45,000.00**.

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 20th day of January, 2005

Neal G. Buchanan
Neal G. Buchanan

Yolanda L. Buchanan
Yolanda L. Buchanan

2600

State of Oregon
County of KLAMATH

05615

This instrument was acknowledged before me on Jan. 20, 2005 by Neal G. Buchanan and Yolanda L. Buchanan.

Kristi L. Redd
(Notary Public)

My commission expires 11/16/2007

