

10:40 AM APR 21 2005

MT-69229 KR



Vol M05 Page 28074

State of Oregon, County of Klamath
Recorded 04/21/2005 10:40a m
THIS SPACE RE Vol M05 Pg 28074-75
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

After recording return to:
ROBERT G. BUCHANAN
13490 Algoma Rd.
Klamath Falls, OR 97601

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

ROBERT G. BUCHANAN
13490 Algoma Rd.
Klamath Falls, OR 97601

Escrow No. MT69229-KR

STATUTORY WARRANTY DEED

DOROTHY BUCHANAN, Grantor(s) hereby convey and warrant to **ROBERT G. BUCHANAN and KATHLEEN K. BUCHANAN, as tenants by the entirety**, 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:

LEGAL DESCRIPTION

PARCEL 1:

The E1/2 SW1/4 SW1/4 of Section 17, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

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

PARCEL 2:

A portion of the S1/2 NW1/4 and the N1/2 of the SW1/4 of Section 18, Township 37 South Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Westerly right of way line of the Dalles-California Highway which lies 401 feet West and 775.6 feet South of the Northeast corner of the SE1/4 of NW1/4 of Section 18, Township 37 South, Range 9 East of the Willamette Meridian, and running thence; Southwesterly a distance of 1708 feet to the Northeast corner of that certain tract described on Volume 66, page 571, Deed Records of Klamath County, Oregon; thence South along the Easterly line of the tract described in Volume 66, page 571, noted above, a distance of 449 feet to a point on the Northerly right of way line of the Dalles-California Highway as now constructed; thence Easterly and Northerly following the Northerly and Westerly right of way line of the Dalles-California Highway to the point of beginning.

PARCEL 3:

The SE1/4 SW1/4 of Section 17, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No:	3709-00000-05501-000	Key No:	880852
Tax Account No:	3709-01800-00500-000	Key No:	378521
Tax Account No:	3709-018CB-00100-000	Key No:	378610
Tax Account No:	3709-00000-05600-000	Key No:	735716

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 **\$36,000.00**.

2600 \$m

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 18th day of April, 2005.

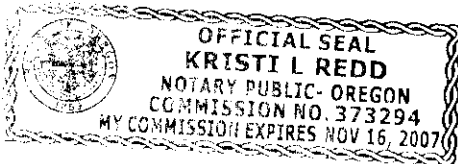
Dorothy Buchanan
DOROTHY BUCHANAN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 18, 2005 by DOROTHY BUCHANAN.

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007



Unofficial Copy