

1st 1737306

2011-08602
Klamath County, Oregon



THIS SPAC



07/26/2011 09:39:55 AM

Fee: \$42.00

After recording return to:
James J Reiland, Sr and Heneritta
Lola Johanntoberns
PO Box C
Merrill, OR 97633

Until a change is requested all tax statements
shall be sent to the following address:
James J Reiland, Sr and Heneritta Lola
Johanntoberns
PO Box C
Merrill, OR 97633

File No.: 7021-1737306 (ALF)
Date: July 15, 2011

STATUTORY WARRANTY DEED

David W. Buchanan and Vicki L. Buchanan as tenants by the entirety, Grantor, conveys and warrants to **James J Reiland, Sr and Heneritta Lola Johanntoberns, not as tenants in common but with full rights of survivorship**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOT 7 OF BLOCK 20 IN THE CITY OF MERRILL, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. 2011/2012 Real property taxes; a lien not yet due and payable.

The true consideration for this conveyance is **\$53,850.00**. (Here comply with requirements of ORS 93.030)

8

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

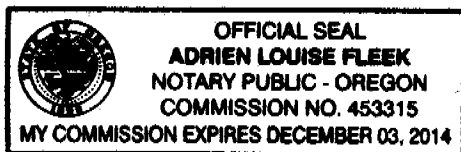
Dated this 20 day of July, 2011.

David W. Buchanan
David W. Buchanan

Vicki L. Buchanan
Vicki L. Buchanan

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 20 day of July, 2011
by **David W. Buchanan and Vicki L. Buchanan.**



Adrien Fleeck
Notary Public for Oregon
My commission expires: 12-3-14