

1999 JUN 21 AM 11: 29

MTC 48154-MG  
WARRANTY DEED

Vol M99 Page 24278

BARBARA

~~BARB~~ KOSTA, CONSERVATOR OF THE ESTATE OF WARREN E. ROBERTS, A PROTECTED PERSON, Grantor(s) hereby grant, bargain, sell, warrant and convey to:

NATHAN L. BUCKLEY and MISTY D. MORRIS, with the rights of survivorship, 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 LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF BY THIS REFERENCE.

TOGETHER WITH A 1972 FLEETWOOD MANUFACTURED HOME, OREGON LICENSE NUMBER X-068693, SERIAL NUMBER S14226, WHICH IS SITUATED ON THE REAL PROPERTY DESCRIBED ON THE ATTACHED EXHIBIT "A".

SUBJECT TO: all those items of record and those apparent upon the land, 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.

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.

The true and actual consideration for this conveyance is \$ 70,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 690 MILLER ISLAND ROAD, KLAMATH FALLS, OR 97603

Dated this 18th day of June, 1999

THE ESTATE OF WARREN E. ROBERTS

BY: Barbara Kosta CONSERVATOR  
BARBARA KOSTA

STATE OF Oregon  
COUNTY OF Klamath SS. 6/21 19 99

Personally appeared the above named Barbara Kosta, Conservator  
for The Estate of Warren E. Roberts

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Kristi L. Redd  
Notary Public for OREGON  
My commission expires 11/16/99

(seal)

ESCROW NO. MT48154-MG

Return to:

NATHAN L. BUCKLEY  
690 MILLER ISLAND ROAD  
KLAMATH FALLS, OR 97603

EXHIBIT "A" LEGAL DESCRIPTION

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Beginning at a point which is 330 feet West of the Northeast corner of Government Lot 6 of Section 29, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence Easterly along the North line of said Section 29, a distance of 756 feet; thence Southerly parallel to the East line of Government Lot 1 and 6 to a point on the South boundary of Government Lot 2 of said Section; thence West along the South boundary of Government Lots 2 and 1 a distance of 756 feet, more or less, to a point that is 330 feet West of the Southeast corner of said Government Lot 1; thence North to the point of beginning. SAVING AND EXCEPTING THEREFROM that portion thereof lying within the right of way of Miller Island Road.

State of Oregon, County of Klamath  
Recorded 6/21/99, at 11:29 a.m.  
In Vol. M99 Page 24218

Linda Smith,  
County Clerk      Fee \$ 35 - RR