



THIS SPACE RESERVED FOR RECORDER'S USE

Vol M03 Page 00877

After recording return to:

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

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

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

Escrow No. MT59350-KR

Title No. MTC 59350-KR

State of Oregon, County of Klamath
Recorded 01/06/2003 3:21 p. m.
Vol M03 Pg 00877-78
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

WARRANTY DEED

WALTER DON HOLLUMS,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
NATHAN L. BUCKLEY and MISTY D. BUCKLEY, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
KEY #373866 3809-028CD-05900-000

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.

The true and actual consideration for this conveyance is \$ **40,000.00.**

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 31st day of Jan. 03.

Walter Don Hollums
WALTER DON HOLLUMS

State of Colorado
County of Durango

This instrument was acknowledged before me on January 3, 2003 by WALTER
DON HOLLUMS.

Sue Runyan
(Notary Public)

My commission expires May 4, 2006



My Commission Expires 05/04/2006

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Lot 15 in Block 42, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is 97.4 feet in a Southeasterly direction along the Northeasterly line of Alameda Street (which line is the arc of a 3 degrees 55' curve to the left) and thence in a Northeasterly direction along a radial line to the above mentioned curve a distance of 75 feet from the extreme Southeasterly corner of Lot 14, Block 42, HOT SPRINGS ADDITION, being the true point of beginning; thence in a Southeasterly direction 46 feet, more or less, to a point which is on a radial line of the above mentioned curve and 69.8 feet, more or less, along the said radial line in a Northeasterly direction from its intersection with the Northerly line of Williams Addition to the City of Klamath Falls, Oregon; thence along said radial line in a Northeasterly direction 61.24 feet to a point on the ~~Westerly~~ line of Pacific Terrace which point is **North 20 degrees 55' West** along said Westerly line of Pacific Terrace 120.7 feet from its intersection with the Northerly line of Williams Addition; thence North 20 degrees 55' West along the Westerly line of Pacific Terrace 7.8 feet to a point on the alley line; thence following the alley line in a Northwesterly direction 39 feet, more or less, to a point which is the most Northeasterly corner of the Cecil Humphrey property described in that deed dated May 26, 1928, and recorded on page 312, Book 83, Deed Records of Klamath County; thence in a Southwesterly direction along said property of Cecil Humphrey 75.4 feet to the point of beginning.