

EA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Larry R. Buxman & Karen K. Buxman
3109 Madison Street
Klamath Falls, OR 97603

Grantor's Name and Address

SAME

Grantor's Name and Address

After recording, return to (Name, Address, Zip):

SAME

Until requested otherwise, send all tax statements to (Name, Address, Zip):

SAME

SPACE RESERVED
FOR
RECORDER'S USE

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State of Oregon, County of Klamath
Recorded 04/27/2004 11:58a m
Vol M04 Pg 25397
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that LARRY R. BUXMAN

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by LARRY R. BUXMAN AND KAREN K. BUXMAN, HUSBAND AND WIFE

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

LOT 5, VALLEY VIEW, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

and covenant (s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage.

NO EXCEPTIONS

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

NO EXCEPTIONS

_____, and that grantor will warrant and forever defend the 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 paid for this transfer, stated in terms of dollars, is \$ N/A. ^⓪ However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. ^⓪ (The sentence between the symbols ^⓪, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on APRIL 26, 2004; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Larry Buxman AW
LARRY R. BUXMAN

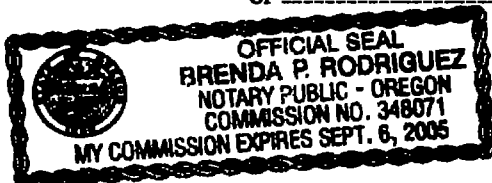
STATE OF OREGON, County of KlamathThis instrument was acknowledged before me on April 26, 2004by Larry R. Buxman

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Brenda Rodriguez
Notary Public for Oregon
My commission expires 9-6-05