

05 MAR 9 PM 3:19

MT-1396-68313KR



Vol M05 Page 15712

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Elizabeth A. Buckley

PO Box 177

Midland, OR 97634-0177

State of Oregon, County of Klamath

Recorded 03/09/2005 3:19 P m

Vol M05 Pg 15712

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

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

Elizabeth A. Buckley

PO Box 177

Midland, OR 97634-0177

Escrow No. MT68313-KR

STATUTORY WARRANTY DEED

Christopher D. Buckley, Grantor(s) hereby convey and warrant to **Elizabeth A. Buckley**, Grantee(s) the following described real property in the County of and State of Oregon, free of encumbrances except as specifically set forth herein:

Lot 3, Block 5, Tract 1085, COUNTRY GREEN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH a 1981 SEQUO 2U Manufactured Home, Oregon License #X170054 and Serial #241132D5082. Tax Account No. 3909-013AB-03700-000 Key No.: 568781 Tax Account No. M-170054 Key No.: M706436

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: Subject to a Trust Deed dated August 12, 2004 and recorded on August 24, 2004 in Volume M04, page 56018, Microfilm Records of Klamath County, Oregon in favor of Kenneth D. Hawkins & Nora H. Hawkins, or the survivor thereof, as Beneficiary. The above described Grantee hereby agrees to assume and pay in full this Trust Deed securing a Promissory Note of even date in the amount of \$21,000.00.

The true and actual consideration for this conveyance is **\$20,582.44.**

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 07th day of MARCH, 05.



Christopher D. Buckley

State of WYOMING OREGON

County of Klamath

This instrument was acknowledged before me on March 9, 2005 by Christopher D. Buckley.




(Notary Public)

My commission expires 11/16/2007

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

2/00
Am