



After recording return to:
Travis S. Buller
4331 Bartlett Avenue
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Travis S. Buller
4331 Bartlett Avenue
Klamath Falls, OR 97603

File No.: 7021-543947 (SAC)
Date: March 23, 2005

State of Oregon, County of Klamath
THIS SP Recorded 03/29/2005 3:45 p.m.
Vol M05 Pg 21098-21100
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

STATUTORY WARRANTY DEED

Robert M. Anderson, Grantor, conveys and warrants to **Travis S. Buller**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

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.

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 consideration for this conveyance is **\$66,500.00**. (Here comply with requirements of ORS 93.030)

Dated this 28 day of March, 2005

31F

21099

APN: 571919

Statutory Warranty Deed
- continued

File No.: 7021-543947 (SAC)
Date: 03/23/2005

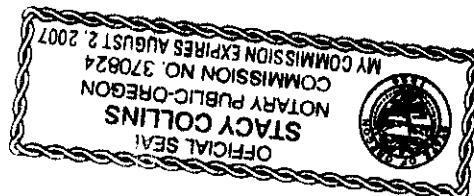

Robert M. Anderson

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 22 day of March, 2005
by **Robert M. Anderson**.


Notary Public for Oregon

My commission expires: 08-01



APN: 571919

Statutory Warranty Deed
- continuedFile No.: 7021-543947 (SAC)
Date: 03/23/2005**EXHIBIT A****LEGAL DESCRIPTION:**

A parcel of land being a portion of Lot 9 of Villa Saint Clair Subdivision, situated in the NW1/4 NW1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point from which the Southeast corner of said Lot 9 bears South 00° 13' East, parallel to the East line of said Lot 9, 160.00 feet and North 89° 58' East 20.00 feet; thence North 00° 13' West, parallel to said East line, 140.00 feet to a point on the North line of said Lot 9; thence South 89° 58' West 80.00 feet to the Northwest corner of said Lot 9; thence South 00° 13' East along the West line of said Lot 9, 140.00 feet; thence North 89° 58' East 80.00 feet to the point of beginning, with bearings based on recorded Survey No. 2690.

TOGETHER WITH a 15 foot wide non-exclusive easement as recorded in Volume M89 Page 19281, records of Klamath County, Oregon.