

MTL - 69584SH

05 JUN 29 PM 3:16



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State of Oregon, County of Klamath
Recorded 06/29/05 3:16 p m
Vol M05 Pg 49414
Linda Smith, County Clerk
Fee \$ 2.00 # of Pgs 1

THIS SPACE RESE

After recording return to:

Matthew Buchan

4795 Onyx Dr

Klamath Falls OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Matthew Buchan

4795 Onyx Dr

Klamath Falls OR 97603

Escrow No.

MT69584-SH

STATUTORY WARRANTY DEED

Philip Duffy and Melissa Duffy, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Matthew Buchan and Brandi Buchan, as tenants by the entirety**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

Lot 44, FIRST ADDITION TO SUMMERS LANE HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No:

3909-011BA-03700-000

Key No:

550264

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:

The true and actual consideration for this conveyance is **\$160,000.00**.

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 23 day of June, 2005.

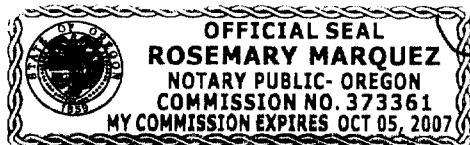
Philip Duffy
Philip Duffy

Melissa Duffy
Melissa Duffy

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on June 23, 2005 by Philip Duffy and Melissa Duffy.



Rosemary Marquez
(Notary Public for Oregon)
My commission expires October 5, 2007

2/00 am