

2006-020569
Klamath County, Oregon



THIS



10/12/2006 03:07:46 PM

Fee: \$31.00

After recording return to:
David Buffington

7116 Philpott Ln
Bonanza OR
97623

Until a change is requested all tax statements
shall be sent to the following address:
David Buffington
Address as shown above.

File No.: 7021-874424 (MTA)
Date: September 13, 2006

STATUTORY WARRANTY DEED

Gary Roy Lukens and Peggy Ann Lukens as tenants by the entirety, Grantor, conveys and warrants to **David Buffington**, 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.

Subject to:

1. The **2006-'07** Taxes, a lien not yet payable.
2. 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.

The true consideration for this conveyance is **\$200,000.00**. (Here comply with requirements of ORS 93.030)

31-F

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated this 15th day of September, 2002.

Gary Roy Lukens
Gary Roy Lukens

Peggy Ann Lukens
Peggy Ann Lukens

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 15th day of September, 2006
by **Gary Roy Lukens and Peggy Ann Lukens.**

Marlene T. Addington

Notary Public for Oregon
My commission expires: March 22, 2009

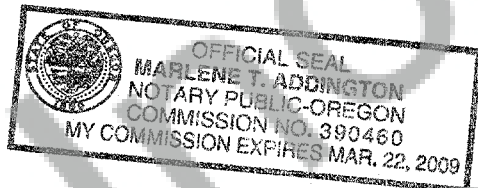


EXHIBIT A

LEGAL DESCRIPTION:

A tract of land situated in the SE 1/4 of the NW 1/4 of Section 29, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of the said SE 1/4 of the NW 1/4 said point being South 89°58'36" East 1319.48 feet and North 00°17'46" East 115.59 feet from the West corner of said Section 29; thence North 00°17'46" East along the West line of the SE 1/4 of the NW 1/4 75.72 feet; thence North 48°26'22" East 972.11 feet; thence South 41°33'38" East, 128.54 feet; thence South 16°39'40" East 365.11 feet; thence South 73°20'20" West 957.96 feet to the point of beginning. TOGETHER WITH and subject to a 60 foot easement for ingress and egress as shown on Survey No. 2579 as recorded in Klamath County Surveyor's Office.