

NTC 82841-MS

THIS SPACE

2008-010902

Klamath County, Oregon



00050745200800109020020029

07/31/2008 03:47:47 PM

Fee: \$26.00

After recording return to:

Keith G. Buckingham

1620 Wade Circle

Klamath Falls, OR 97601

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

Keith G. Buckingham

1620 Wade Circle

Klamath Falls, OR 97601

Escrow No. MT82841-MS

Title No. 0082841

SWD

STATUTORY WARRANTY DEED

Sharon A. Thelin, Grantor(s) hereby convey and warrant to **Keith G. Buckingham and Shelley A. Buckingham, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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:

2008-2009 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$250,000.00**.

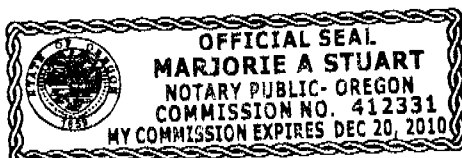
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Dated this 31st day of July, 2008

Sharon A. Thelin
Sharon A. Thelin

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 7/31, 2008 by Sharon A. Thelin.



M Stuart
(Notary Public for Oregon)

My commission expires 12/20/10

26 Amt

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 5, Block 6, TRACT 1145, NOB HILL, a resubdivision of portions of NOB HILL, IRVINGTON HEIGHTS, MOUNTAIN VIEW ADDITION, AND ELDORADO HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

A 10.00 foot wide strip of land located in the NE1/4 SE1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northeast corner of Lot 5, Block 6, Tract 1145, NOB HILL REPLAT; thence South $65^{\circ} 52' 18''$ West 100.00 feet to the Northwest corner of said Lot 5; thence 10.00 feet along the arc of a 570.00 foot radius curve to the left, the long chord of which bears North $24^{\circ} 37' 52''$ West 10.00 feet; thence North $65^{\circ} 52' 18''$ East 100.01 feet to a point on the Westerly right-of-way line of Ridge Crest Drive; thence following said right of way line 10.00 feet along the arc of a 670.00 foot radius curve to the right, the long chord of which bears South $24^{\circ} 33' 21''$ East 10.00 feet, to the point of beginning.

Tax Account No: 3809-020DA-05000-000

Key No: 170889