

NOTE 84257-KR

THIS SPACE R

2009-001070

Klamath County, Oregon



00059465200900010700010017

01/29/2009 11:12:03 AM

Fee: \$21.00

After recording return to:

Steven K. Buzbee

2144 Trinidad Place

Fairfield, CA 94534

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

Steven K. Buzbee

2144 Trinidad Place

Fairfield, CA 94534

Escrow No. MT84257-KR

Title No. 0084257

SWD

STATUTORY WARRANTY DEED

Lee Nigel Moriarty, Grantor(s) hereby convey and warrant to Steven K. Buzbee and Katherine F. Buzbee, 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:

Parcel 1 of Land Partition 61-94, said Land Partition being situated in Government Lots 20, 21 and 22 (NW1/4 SW1/4) of Section 5, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH an easement for ingress and egress over and across the South 30 feet of Parcel 3 of said Land Partition 61-94, as delineated on the face of said Land Partition.

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 \$425,000.00.

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 26th day of Jan, 2009

Handwritten signature of Lee Nigel Moriarty

Lee Nigel Moriarty

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 1/26, 2009 by Lee Nigel Moriarty.

Handwritten signature of Notary Public

(Notary Public for Oregon)

My commission expires 12/20/10



2144TT