

WTC 80396-MS

THIS SPACE

2009-014811  
Klamath County, Oregon



11/18/2009 11:10:05 AM

Fee: \$37.00



After recording return to:  
Margaret M. Buchanan  
535 N. 3rd Street  
Klamath Falls, OR 97601

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

Margaret M. Buchanan  
535 N. 3rd Street  
Klamath Falls, OR 97601

Escrow No. MT86396-MS  
Title No. 0086396  
SWD

STATUTORY WARRANTY DEED

Michael Augustine, Grantor(s) hereby convey and warrant to Margaret M. Buchanan, 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 5 in Block 41 of FIRST ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 \$94,900.00.

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 17th day of NOV, 2009

Michael Augustine  
Michael Augustine

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 11/17, 2009 by Michael Augustine.

MA Stuart  
(Notary Public for Oregon)



My commission expires 12/20/10

37AWD