

UTC 89250-MS



THIS SPACE

2011-000758  
Klamath County, Oregon



01/20/2011 03:37:08 PM Fee: \$57.00

After recording return to:  
David W. Buchanan  
P.O. Box 1039  
Midland, OR 97634

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

David W. Buchanan  
P.O. Box 1039  
Midland, OR 97634

Escrow No. MT89250-MS  
Title No. 0089250  
SWD-EM r.012910

STATUTORY WARRANTY DEED

Diana M. Robbins, who acquired title as Diana M. Dahl, Clifford J. Webber, aka Clifford F. Webber, and Scott F. Webber with the right of survivorship, Grantor(s) hereby convey and warrant to David W. Buchanan and Vicki L. Buchanan, 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: Lots 12, 13 and 14 in Block 1 of MIDLAND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH that portion of vacated Maple Street (Niven Street) which inurred thereto as evidenced by order of Vacation 94-169, recorded May 9, 1994 in Volume M94, page 18167, Microfilm Records of Klamath County, Oregon. PARCEL 2: Vacated Lots 7 thru 16, inclusive, Block 3, TOWN OF MIDLAND, together with the vacated portion of the alley adjacent thereto, more particularly described as follows: Beginning at the Northeast corner of said vacated Lot 7; thence West 260 feet along the North boundary of said Block 3 to the Northwest corner of said vacated Lot 11; thence South along the West boundary of said Block 3, 276.00 feet to the Southwest corner of vacated Lot 12; thence East along the South boundary of said Block 3, 260 feet to the Southeast corner of vacated Lot 16; thence North 276.00 feet to the point of beginning. ALSO TOGETHER WITH that portion of vacated Maple Street (Niven Street) which inurred thereto as evidenced by order of Vacation 94-169, recorded May 9, 1994 in Volume M94, page 18167, Microfilm Records 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:

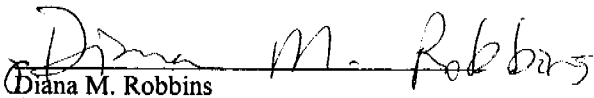
The true and actual consideration for this conveyance is \$125,000.00.

57AmJ

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

**SEE ALSO SIGNATURE PAGE ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE**


Dated this 13th day of January, 2011.

  
Diana M. Robbins

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 1/14, 2011 by Diana M. Robbins



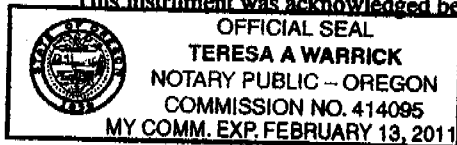
  
(Notary Public for Oregon)  
My commission expires 12/20/14

SIGNATURE PAGE

Clifford J. Webber  
Clifford J. Webber

State of Oregon  
County of Lane

This instrument was acknowledged before me on January 14, 2011 by Clifford J. Webber.



Teresa A. Warrick  
(Notary Public for Oregon)

My commission expires 2-13-2011

Scott F. Webber  
Scott F. Webber

State of Washington  
County of \_\_\_\_\_

On this day personally appeared before me Scott F. Webber to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

Printed Name: \_\_\_\_\_  
Notary Public in and for the State of  
Washington residing at \_\_\_\_\_.

My appointment expires \_\_\_\_\_

SIGNATURE PAGE

\_\_\_\_\_  
Clifford J. Webber

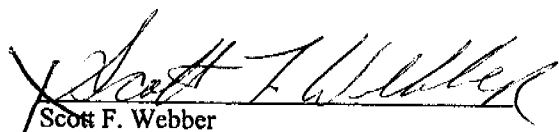
State of Oregon

County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 2011 by Clifford J. Webber.

\_\_\_\_\_  
(Notary Public for Oregon)

My commission expires \_\_\_\_\_

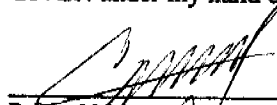
  
\_\_\_\_\_  
Scott F. Webber

State of Washington

County of Benton

On this day personally appeared before me Scott F. Webber to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 14<sup>th</sup> day of January, 2011.

  
\_\_\_\_\_  
Printed Name: Carmen Navarro  
Notary Public in and for the State of WA  
Washington residing at PASCO

My appointment expires 8/29/13



## LEGAL DESCRIPTION

### "EXHIBIT A"

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#### PARCEL 1:

Lots 12, 13 and 14 in Block 1 of MIDLAND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH that portion of vacated Maple Street (Niven Street) which inurred thereto as evidenced by order of Vacation 94-169, recorded May 9, 1994 in Volume M94, page 18167, Microfilm Records of Klamath County, Oregon.

#### PARCEL 2:

Vacated Lots 7 thru 16, inclusive, Block 3, TOWN OF MIDLAND, together with the vacated portion of the alley adjacent thereto, more particularly described as follows:

Beginning at the Northeast corner of said vacated Lot 7; thence West 260 feet along the North boundary of said Block 3 to the Northwest corner of said vacated Lot 11; thence South along the West boundary of said Block 3, 276.00 feet to the Southwest corner of vacated Lot 12; thence East along the South boundary of said Block 3, 260 feet to the Southeast corner of vacated Lot 16; thence North 276.00 feet to the point of beginning.

ALSO TOGETHER WITH that portion of vacated Maple Street (Niven Street) which inurred thereto as evidenced by order of Vacation 94-169, recorded May 9, 1994 in Volume M94, page 18167, Microfilm Records of Klamath County, Oregon