



THIS SPACE R

2011-011966
Klamath County, Oregon



00109209201100119660020021

10/26/2011 03:08:48 PM

Fee: \$42.00

After recording return to:

THOMAS F. BUCKLEY, III

7070 Monte Verde

EL SOBRANTE, CA 94803

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

THOMAS F. BUCKLEY, III

7070 Monte Verde

EL SOBRANTE, CA 94803

Escrow No. MT91603-DS

Title No. 0091603

SWD r.042611

STATUTORY WARRANTY DEED

STEVEN A. MILLER AND LORETTA M. MILLER, TRUSTEES OF THE STEVE & LORETTA MILLER TRUST,

Grantor(s), hereby convey and warrant to

THOMAS F. BUCKLEY, III and LINDA F. BUCKLEY, 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:

A parcel of land situated in Lot 20 of LAKESHORE GARDENS and in Lot 7, Block 8 of LYNNEWOOD FIRST ADDITION, both being subdivisions in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 20; thence North 04° 51' 34" East along the East line of said Lot 20, 221.41 feet; thence South 22° 57' 04" West 144.92 feet; thence South 04° 51' 34" West 99.00 feet to a point on the South line of said Lot 7; thence Easterly on said South line along a 363.88 foot radius curve to the right, 45.05 feet; thence North 04° 51' 34" East 14.09 feet to the point of beginning.

The true and actual consideration for this conveyance is **\$293,500.00**.

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:

427711

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.

Dated this 19th day of Oct, 2011.

THE STEVE & LORETTA MILLER TRUST

BY: Steven A. Miller
STEVEN A. MILLER, TRUSTEE

BY: Loretta M. Miller
LORETTA M. MILLER, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 10-19, 2011 by STEVEN A. MILLER AND LORETTA M. MILLER, TRUSTEES OF THE STEVE & LORETTA MILLER TRUST.

Debbie Sinnock
(Notary Public for Oregon)

My commission expires 9-8-13

