

WTC 91718-DS

THIS SPACE

2011-011968

Klamath County, Oregon



00109211201100119680020023

10/26/2011 03:09:48 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. MT91718-DS
Title No. 0091718
SWD r.042611

STATUTORY WARRANTY DEED

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

PARCEL 1:

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 Southwest corner of said Lot 7; thence Easterly on the South line of said Lot 7 along a 363.88 foot radius curve to the right 87.07 feet; thence North 04 degrees 51' 34" East 99.00 feet; thence North 85 degrees 08' 26" West, 61.42 feet to a point on the West line of said Lot 20; thence South 07 degrees 21' 34" West on said West line, 81.13 feet to a point on the North line of said Lot 7; thence Westerly on said North line along 2,521.20 foot radius curve to the right 32.89 feet to the Northwest corner of said Lot 7; thence South 13 degrees 58' 11" East on the West line of said Lot 7, 39.81 feet to the point of beginning.

PARCEL 2:

A tract of land being a portion of Lot 20 of LAKESHORE GARDENS, situated in the SE1/4 of Section 25, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, described as follows:

Beginning at a point on the East line of said Lot 20, from which the Southeast corner of said Lot 20 bears South 04°51'34" West 221.41 feet; thence South 22°57'04" West 144.92 feet; thence North 85°26" West 61.42 feet to a point on the West line of said Lot 20; thence North 07°21'34" East along said West line 116.20 feet; thence North 82°47'30" East 103.64 feet, to the point of beginning.

424mct

The true and actual consideration for this conveyance is **\$45,000.00**.

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:

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 AND 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 AND LORETTA MILLER TRUST.

Deborah Anne Sinnock
(Notary Public for Oregon)

My commission expires 9-3-13

