

2012-000672

Klamath County, Oregon



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01/25/2012 03:37:49 PM

Fee: \$52.00

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference - Escrow No. MT92318-SH
Title Order No. 0092318

Please print or type information.

1 AFTER RECORDING RETURN TO -

Required by ORS 205.180(4) & 205.238:

Name: **MOIRA & MIKE BUCKLEY AND
BRENDA & JERRY MURPHY**

Address: **4104 SW GREENLEAF CT.**

City, ST Zip: **PORTLAND, OR 97221**

2 TITLE(S) OF THE TRANSACTION(S) - Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the conveyance instrument:

Document Title(s): STATUTORY WARRANTY DEED

3 DIRECT PARTY / GRANTOR Names and Addresses - Required by ORS 205.234(1)(b)

Seller Name & Address: **EVELYN NEWNHAM, 2927 PATTERSON STREET, KLAMATH FALLS, OR
97603**

4 INDIRECT PARTY / GRANTEE Names and Addresses - Required by ORS 205.234(1)(b)

Buyer Name & Address: **MOIRA BUCKLEY, 4104 SW GREENLEAF CT., PORTLAND, OR 97221**

Buyer Name & Address: **MIKE BUCKLEY**

Buyer Name & Address: **BRENDA MURPHY, 1676 NW 91ST PLACE, PORTLAND, OR 97229**

Buyer Name & Address: **JERRY MURPHY**

5 For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

**UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE
FOLLOWING ADDRESS:**

Name: **MOIRA BUCKLEY**

Address: **4104 SW GREENLEAF CT.**

City, ST Zip: **PORTLAND, OR 97221**

6 TRUE AND ACTUAL CONSIDERATION - Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$540,000.00

52AMJ

WTC 92318-SH

THIS SPACE RESERVED FOR RECORDER'S USE



After recording return to:

MOIRA BUCKLEY

4104 SW GREENLEAF CT.

PORTLAND, OR 97221

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

MOIRA BUCKLEY

4104 SW GREENLEAF CT.

PORTLAND, OR 97221

Escrow No. MT92318-SH

Title No. 0092318

SWD r.042611

STATUTORY WARRANTY DEED

EVELYN NEWNHAM,

Grantor(s), hereby convey and warrant to

MOIRA BUCKLEY and MIKE BUCKLEY, as tenants by the entirety; BRENDA MURPHY and JERRY MURPHY, as tenants by the entirety, together as tenants in common, all with Rights of Survivorship,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true and actual consideration for this conveyance is **\$40,000.00**.

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 19 day of Dec, 2011.

Evelyn Newnham
EVELYN NEWNHAM

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Dec 19, 2011 by EVELYN NEWNHAM.



Howard
(Notary Public for Oregon)

My commission expires 11-18-15

LEGAL DESCRIPTION

"EXHIBIT A"

EXHIBIT "A" LEGAL DESCRIPTION

A tract of land located in the SE1/4 of the SW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the East line of Patterson Street and the North line of Hilyard Avenue thence North along the East line of Patterson Street 94.8 feet, more or less, to the South line of property described in deed recorded July 21, 1959 in Volume 314 at Page 306, Deed Records of Klamath County, Oregon; thence North 89°06' East along the South line of above mentioned property 80 feet, more or less, to the West line of property described in Deed recorded September 11, 1959, in Volume 315 at Page 542, Deed Records Klamath County, Oregon; thence South 0°54' East along the West line of property described in Deed recorded September 11, 1959, in Volume 315 at Page 542, 94.8 feet, more or less, to the North line of Hilyard Avenue; thence West along the North line of Hilyard Avenue to the point of beginning.