



After recording return to:
Laura F. Buckner and Robert D.
Buckner
138119 Manzanita Street
Gilchrist, OR 97739

Until a change is requested all tax
statements shall be sent to the
following address:
Laura F. Buckner and Robert D.
Buckner
138119 Manzanita Street
Gilchrist, OR 97739

File No.: 7064-3206451 (SNB)

Date: March 14, 2019

LSB MB mm

THIS SPACE RESERVED FOR RECORD

2019-004568

Klamath County, Oregon

04/30/2019 01:11:00 PM

Fee: \$87.00

STATUTORY WARRANTY DEED

Lori D. Thomas, Grantor, conveys and warrants to **Laura Buckner and Robert Buckner as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 31, Tract 1318, Gilchrist Townsite, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$127,000.00**. (Here comply with requirements of ORS 93.030)

After recording return to
First American Title
395 SW Bluff Drive, Suite 100
Bend, OR 97702

APN:

Statutory Warranty Deed
- continued

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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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 25th day of April, 2019.

Lori D. Thomas
Lori D. Thomas

STATE OF Oregon)
County of Jackson) ss.
Klamath)

This instrument was acknowledged before me on this 25th day of April, 2019
by **Lori D. Thomas**.

Julie Schamaneck
3.21.2023

Notary Public for Oregon
My commission expires:

