

AFTER RECORDING, RETURN TO:
Keith and Shelley Buckingham, Trustor/Trustee
1620 Wade Circle
Klamath Falls, OR 97601

2022-011648
Klamath County, Oregon



09/27/2022 02:34:47 PM

Fee: \$82.00

Until requested otherwise, send all tax statements to:
Keith and Shelley Buckingham, Trustor/Trustee
1620 Wade Circle
Klamath Falls, OR 97601

Grantor/Grantee:
Keith and Shelley Buckingham
1620 Wade Circle
Klamath Falls, OR 97601

WARRANTY DEED

Keith Buckingham and Shelley Buckingham, "Grantor," hereby conveys, grants, sells and warrants, to **Keith G. Buckingham and Shelley A. Buckingham**, as Trustees of the **Buckingham Family Living Trust** under agreement dated March 11, 1996, and any amendments thereto, or to such Successor Trustee(s) of such trust(s) created under such instrument(s) as may hereafter be appointed, "Grantee," the following real property, situated in **Klamath County**, State of Oregon, free of encumbrances except for matters of public record:

The Easterly rectangular 47 feet of Lot 7 in Block 30 of Hot Springs Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

Commonly known as 1868 Fremont Street, Klamath Falls, Oregon

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEES AND GRANTEES' HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTORS UNDER A [STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD EXTENDED]. IT IS THE INTENTION OF THE GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTORS OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

The true consideration for this conveyance is \$0 per trust agreement.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

 9/20/22
KEITH BUCKINGHAM Date

 9/20/22
SHELLEY BUCKINGHAM Date

STATE OF OREGON)
) ss.
County of KLAMATH)

The foregoing instrument was acknowledged before me this 20 day of September, 2022 by **Keith Buckingham and Shelley Buckingham**.


Notary Public for Oregon

