

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

2022-011650
Klamath County, Oregon



09/27/2022 02:35:41 PM Fee: \$87.00

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 G. Buckingham and Shelley A. 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:

See Exhibit "A"

Commonly known as 1420 Ridgecrest Dr, 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.

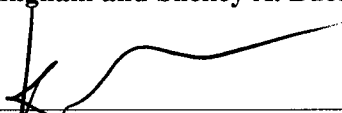
The true consideration for this conveyance is \$0 per trust agreement.

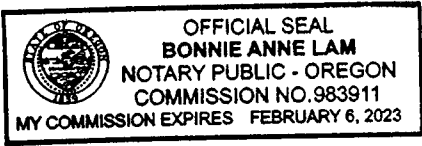
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

 9/20/22  9/20/22
KEITH G. BUCKINGHAM Date SHELLEY A. BUCKINGHAM Date

STATE OF OREGON)
) ss.
County of KLAMATH)

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


Notary Public for Oregon



Returned at Counter

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 5, Block 6, TRACT 1145, NOB HILL, a resubdivision of portions of NOB HILL, IRVINGTON HEIGHTS, MOUNTAIN VIEW ADDITION, AND ELDORADO HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

A 10.00 foot wide strip of land located in the NE1/4 SE1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northeast corner of Lot 5, Block 6, Tract 1145, NOB HILL REPLAT; thence South 65° 52' 18" West 100.00 feet to the Northwest corner of said Lot 5; thence 10.00 feet along the arc of a 570.00 foot radius curve to the left, the long chord of which bears North 24° 37' 52" West 10.00 feet; thence North 65° 52' 18" East 100.01 feet to a point on the Westerly right-of-way line of Ridge Crest Drive; thence following said right of way line 10.00 feet along the arc of a 670.00 foot radius curve to the right, the long chord of which bears South 24° 33' 21" East 10.00 feet, to the point of beginning.

Tax Account No: 3809-020DA-05000-000

Key No: 170889