

GRANTOR
David Buffington

GRANTEE
Cody Cory and Amanda Cory
7116 Philpott Lane
Bonanza, OR 97623

2022-011901
Klamath County, Oregon
10/04/2022 10:14:01 AM
Fee: \$87.00

AFTER RECORDING RETURN TO: Grantee

SEND TAX STATEMENTS TO: Grantee

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That David Buffington, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Cody Cory and Amanda Cory, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See Exhibit "A"

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

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"

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money..

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

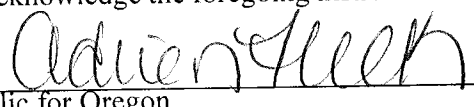
In Witness Whereof, the undersigned grantors, have executed this instrument this 12th day of ~~December~~ ^{January}, 2013. ~~2014~~


David Buffington

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named David Buffington and acknowledge the foregoing instrument to be his voluntary act and deed.

(S E A L)

Before me: 
Notary Public for Oregon

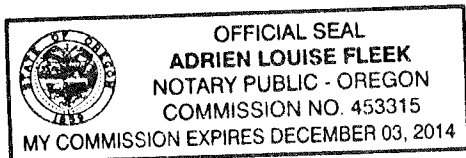


Exhibit "A"

Real property in the County of KLAMATH, State of Oregon, described as follows:

A tract of land situated in the SE 1/4 of the NW 1/4 of Section 29, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of the said SE 1/4 of the NW 1/4 said point being South 89°58'36" East 1319.48 feet and North 00°17'46" East 115.59 feet from the West corner of said Section 29; thence North 00°17'46" East along the West line of the SE 1/4 of the NW 1/4 75.72 feet; thence North 48°26'22" East 972.11 feet; thence South 41°33'38" East, 128.54 feet; thence South 16°39'40" East 365.11 feet; thence South 73°20'20" West 957.96 feet to the point of beginning. TOGETHER WITH and subject to a 60 foot easement for ingress and egress as shown on Survey No. 2579 as recorded in Klamath County Surveyor's Office.