



2023-003799
Klamath County, Oregon
05/18/2023 12:09:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Linda M. Chavez and Roberto Chavez
3870 Christine Ln
Klamath Falls, OR 97603

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

Linda M. Chavez and Roberto Chavez
3870 Christine Ln
Klamath Falls, OR 97603

File No. 588205AM

STATUTORY WARRANTY DEED

James E. Buckles, John H. Buckles and Katherine S. Buckles with right of survivorship ,

Grantor(s), hereby convey and warrant to

Linda M. Chavez and Roberto Chavez, as Tenants by the Entirety,

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:

A tract of land situated in the NE1/4 SE/14 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the 5/8 inch iron pin marking the East one-fourth corner of said Section 9; thence South 00° 08' West along the East line of said Section 9 a distance of 30.00 feet; thence North 89° 55' West a distance of 268.71 feet; thence South 00° 08' West parallel with the East line of said Section 9 a distance of 192.02 feet to a one-half inch iron pin at the True Point of Beginning of this description; thence continuing South 00° 08' West a distance of 193.00 feet to a one-half inch iron pin; thence North 89° 52' West a distance of 226.00 feet to a one-half inch iron pin; thence North 00° 08' East parallel with the East line of said Section 9 a distance of 193.00 feet to a one-half inch iron pin; thence South 89° 52' East a distance of 226.0 feet to the true point of beginning.

The true and actual consideration for this conveyance is \$450,000.00.

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, 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 12 day of May, 2023.

John H. Buckles, by James E. Buckles Attorney in Fact
John H. Buckles, by James E. Buckles, attorney in fact

Katherine S. Buckles, by James E. Buckles, Attorney in Fact
Katherine S. Buckles, by James E. Buckles, attorney in fact

James E. Buckles

State of CALIFORNIA } ss.
County of RIVERSIDE }

On this 12 day of May, 2023, before me, CYNTHIA LEVIN a Notary Public in and for said state, personally appeared James E. Buckles known or identified to me to be the person(s) whose name(s) subscribed to the within instrument individually and as Attorney-in-fact of John H. Buckles and Katherine S. Buckles, and acknowledged to me that he/she/they subscribed the name of John H. Buckles and Katherine S. Buckles as principal and his/her own name as Attorney-in-fact.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

Cynthia Levin
Notary Public for the State of CALIFORNIA
Residing at: RIVERSIDE
Commission Expires: 3/3/26

