



2023-009008
Klamath County, Oregon
10/19/2023 08:31:01 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Patrice Martel and Gillian Bayley

1730 Quail Ridge Dr.

Klamath Falls, OR 97601

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

Patrice Martel and Gillian Bayley

1730 Quail Ridge Dr.

Klamath Falls, OR 97601

File No. 608543AM

STATUTORY WARRANTY DEED

Keith G. Buckingham and Shelley A. Buckingham, Trustees of The Buckingham Family Living Trust, dated March 11, 1996,

Grantor(s), hereby convey and warrant to

Patrice Martel and Gillian Bayley, with right of survivorship,

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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$35,000.00.

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 16 day of October 2023

Buckingham Family Living Trust

By: [Signature]
Keith G. Buckingham, Trustee

By: [Signature]
Shelley A. Buckingham, Trustee

State of Oregon} ss.
County of Klamath}

On this 16 day of October, 2023, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared Keith G. Buckingham and Shelley A. Buckingham, known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustees of The Buckingham Family Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

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

[Signature]
Notary Public for the State of Oregon»
Residing at: Klamath County
Commission Expires: 9/19/2026

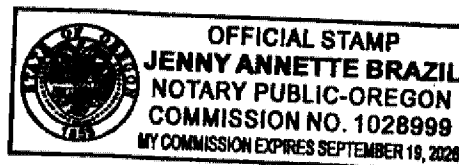


EXHIBIT 'A'

A tract of land situated in Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being a portion of vacated Blocks 11, 14 and 15 and vacated street in Nob Hill Addition to Klamath Falls, Oregon being more particularly described as follows:

Beginning at a 5/8 inch iron pin on the Northerly right of way line of Wade Circle, said point being North 64°19'00" East 60.00 feet from the most Northerly corner of Lot 1, Block 5 of Tract 1145 - Nob Hill Replat, a duly recorded subdivision; thence North 64°19'00" East 120.00 feet to a 5/8 inch iron pin designated as Point A; thence South 61°54'39" East 118.32 feet to a 5/8 inch iron pin designated as Point B; thence South 25°59'00" West 167.91 feet to a 5/8 inch iron pin on the Northerly right of way line of said Wade Circle, said point being on a curve (radius point bears North 25°59'00" East 270.00 feet); thence along the arc of said curve to the right (central angle = 38°20'00") 180.64 feet; thence North 25°41'00" West 32.12 feet to the point of beginning, with bearings based on said Tract 1145 - Nob Hill Replat.

EXCEPTING THEREFROM Legal Description for PLA 12-06 a parcel of land situated in the NE1/4 of the SE1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. Beginning at the Southwest corner of Lot 1, Block 3 of Tract 1263-Quail Ridge Subdivision; thence along the South line of said Lot 1, South 61°54'39" East 118.32 feet to the Southeast corner of said Lot 1; thence South 25°59'00" West 21.01 feet; thence North 61°54'39" West 106.64 feet to the Southerly extension of the Westerly line of said Lot 1; thence North 02°34'04" West 24.41 feet to the point of beginning.

ALSO EXCEPTING THEREFROM a parcel of land situated in the NE1/4 of the SE1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Beginning at the Southeast corner of Lot 2, Block 3 of Tract 1263-Quail Ridge Subdivision; thence along the South line of said Lot 2, South 64°19'00" West, 120.00 feet to the Southwest corner of said Lot 2, marking the Easterly right of way line of Wade Circle; thence leaving said right-of-way line North 75°48'38" East, 112.68 feet to the Southerly extension of the Easterly line of said Lot 2; thence North 02°34'04" West, 24.41 feet to the point of beginning.