



2024-007166
Klamath County, Oregon
08/16/2024 01:02:02 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Leslie Karl Muller and Kayla Faye Muller

1420 Ridgecrest Dr.

Klamath Falls, OR 97601

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

Leslie Karl Muller and Kayla Faye Muller

1420 Ridgecrest Dr.

Klamath Falls, OR 97601

File No. 643023AM

STATUTORY WARRANTY DEED

Keith G. Buckingham and Shelley A. Buckingham, as Trustees of the Buckingham Family Living Trust under agreement dated March 11, 1996,

Grantor(s), hereby convey and warrant to

Leslie Karl Muller and Kayla Faye Muller, 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:

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.

The true and actual consideration for this conveyance is \$389,000.00.

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:

Real property taxes due, if any, but not yet payable

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 14 day of August, 2024.

Buckingham Family Living Trust

By: Keith G. Buckingham
Keith G. Buckingham, trustee

By: Shelley A. Buckingham
Shelley A. Buckingham, trustee

State of Oregon } ss
County of Klamath }

On this 14 day of August, 2024, before me,
Emily Coe a Notary Public in and for said state,
personally appeared Keith G. Buckingham and Shelley A. Buckingham, Trustees of the Buckingham Family Living Trust, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Emily Coe
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 9/27/2025

