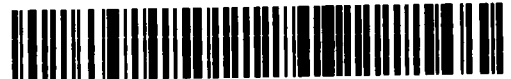


Returned at Counter  
LAM LAW OFFICE P.C.

2025-000819

Klamath County, Oregon



00338319202500008190010014

02/06/2025 01:47:26 PM

Fee: \$82.00

AFTER RECORDING, RETURN TO:

Keith and Shelley Buckingham, Trustor/Trustee  
1620 Wade Circle  
Klamath Falls, OR 97601

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 Buckingham and Shelley 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:

**Lots 36 & 37, Tract No. 1145, NOB HILL, a Resubdivision of Nob Hill, Irvington Heights, Mountain View Addition and Eldorado Heights, according to the official plat thereof on file in the office of the Clerk of Klamath County, 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.

  
\_\_\_\_\_  
KEITH BUCKINGHAM

  
\_\_\_\_\_  
SHELLEY BUCKINGHAM

STATE OF OREGON

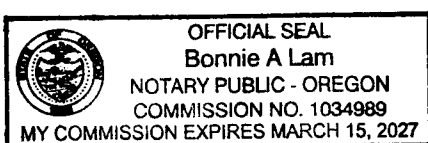
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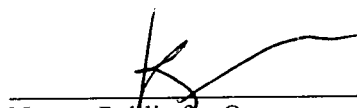
) ss.

County of KLAMATH

)

The foregoing instrument was acknowledged before me Bonnie A. Lam (Notary Name) this 31<sup>st</sup> day of January, 2025 by **Keith Buckingham and Shelley Buckingham.**



  
\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: 3/15/2027