

92568

WARRANTY DEED (Individual or Corporate)

1-1-74

28-7578

WARRANTY DEED

Vol. M74 Page 11676

KNOW ALL MEN BY THESE PRESENTS, That LEONARD G. McDONALD and LULA PAULINE McDONALD, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BRUCE BUCKLEY

, 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: Beginning at a point 350 feet North of the Southeast corner of Section 34, Twp. 39 S., R. 12 E.W.M.; thence West 166 feet along the existing wire fence; thence North 35 feet along said fence to the Southwest corner of an existing building; thence East along the South line of said building, 24 feet; thence North along the East line of said building and along the existing fence 100 feet; thence East 145 feet to the East line of said Section 34; thence South 135 feet to the point of beginning. EXCEPTING the East 30 feet along the East side for road purposes as conveyed to Klamath County in Book 286 at page 510.

SUBJECT TO: 1974-75 real property taxes which are now a lien, but not yet payable, and all future real property taxes and assessments; regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Langell Valley Irrigation District; rights of the public in and to any portion of the above described property lying within the limits of public roads and highways.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with 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 as above set forth, and, reservations, restrictions, easements and rights of way of record, and those apparent on the land,

and that grantor will warrant and forever defend the said premises and every part and 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 \$ 5,000.00

~~Whereof, the grantor has received of the grantee the sum of \$5,000.00, which is the full and true consideration for the above described premises, and the grantor hereby covenants to and with 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 as above set forth, and, reservations, restrictions, easements and rights of way of record, and those apparent on the land,~~

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 grantor has executed this instrument this 14th day of August, 1974; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Leonard G. McDonald
Lula Pauline McDonald

STATE OF OREGON,)
County of Klamath) ss.
August 14th, 1974

STATE OF OREGON, County of) ss.
19)
Personally appeared)
and

Personally appeared the above named Leonard G. McDonald & Lula Pauline McDonald, husband & wife

each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

and acknowledged the foregoing instrument to be their voluntary act and deed.

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 11/25/76

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Leonard H. McDonald & Lula Pauline McDonald
Rt. 1 Box 50 Bonanza, Oregon
GRANTOR'S NAME AND ADDRESS

Bruce Buckley
Rt. 1 Box 241
Bonanza, Oregon

GRANTEE'S NAME AND ADDRESS

After recording return to:
Bruce Buckley
Rt. 1 Box 241
Bonanza, Oregon 97623
NAME, ADDRESS, ZIP

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

Bruce Buckley
Rt. 1 Box 241
Bonanza, Oregon 97623
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath)

I certify that the within instrument was received for record on the 30th day of August, 1974, at 4:01 o'clock P.M., and recorded in book M74 on page 11676 or as file/reel number 92568. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer

By [Signature]

Deputy

\$2.00