

1-1-74

BARGAIN AND SALE DEED

Vol. 77 Page 11403

A 28081 31726

KNOW ALL MEN BY THESE PRESENTS, That JACKIE W. WEGNER and SHERI L. WEGNER
husband and wife, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
DAVID L. BUCKINGHAM and OPAL G. BUCKINGHAM, husband and wife
hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the
tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County
of Klamath, State of Oregon, described as follows, to-wit: A parcel of land situated in
the NW $\frac{1}{4}$ of Section 1, Township 40 South, Range 7., E.W.M. more particularly described
as follows:

Beginning at a point which bears S89°18'17"E. a distance of 1227.05 feet and S0°
19'02"W. a distance of 410.0 feet from the northwest corner of said Section 1; thence
S89°18'17"E. a distance of 50.0 feet; thence S0°19'02"W. a distance of 613.26 feet to
a $\frac{1}{2}$ " iron pin on the centerline of an Old Wagon Road; thence S59°19'40"W. along
said centerline a distance of 41.96 feet; thence S40°10'34"W. along said centerline a
distance of 21.89 feet; thence N0°19'02"E. a distance of 651.99 feet, more or less
to the point of beginning, RESERVING unto grantors herein, An easement for ingress and
egress, 16 feet in width, being East of and adjacent to the Westerly boundry of above
described property.

ALSO, beginning at a point which bears S89°18'17"E. a distance of 1327.05 feet and
S0°19'02"W. a distance of 410.0 feet from the Northwest corner of said Section 1, said
beginning point being on the East line of Government Lot 4 in said Section 1; thence
S89°18'17"E. a distance of 330.0 feet to a point; thence South a distance of 345.98 feet
to the centerline of an Old Wagon Road; thence along said centerline S51°49'40"W., 223.57
feet and S59°19'40"W., 185.7 feet to a $\frac{1}{2}$ " iron pin on the East line of said Government Lot
4; thence N0°19'02"E. along said East line a distance of 582.9 feet, more or less to the
point of beginning, RESERVING unto the Grantors herein, An Easement for ingress and egress,
over and across the West 16 feet of said parcel. Said easement being East of and adjacent
to the East Line of Gov't Lot 4.

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ none.
However, the actual consideration consists of or includes other property or value given or promised which is
the whole consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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 28 day of June, 1977;
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.

Jackie W. Wegner

Jackie W. Wegner

Sheri L. Wegner

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of Klamath

June 28, 1977

Personally appeared the above named

Jackie W. and Sheri L. Wegner

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

(OFFICIAL
SEAL)

Before me:

Notary Public for Oregon

My commission expires

STATE OF OREGON, County of ss.

Personally appeared, 19

who, being duly sworn,
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

a corporation,
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 be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)

STATE OF OREGON,

County of Klamath ss.

I certify that the within instru-
ment was received for record on the
28th day of JUNE, 1977,
at 2:52 o'clock P.M., and recorded
in book M77 on page 11403 or as
file/reel number 31726.

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

WM. D. MILNE

By [Signature] Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. David L. Buckingham

5204 Harlan Drive

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP