

1-1-74

34231

CORRECTION BARGAIN AND SALE DEED

Vol. 17 Page 15234

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 situate 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 S 89°18'17" E, a distance of 1227.05 feet and S 0°19'02" W a distance of 410.0 feet from the NW corner of said Section 1; thence S 89°18'17" E a distance of 50.0 feet; thence S 0°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 S 59°19'40" W along said centerline a distance of 41.96 feet; thence S 40°10'34" W along said centerline a distance of 21.89 feet; thence N 0°19'02" E a distance of 651.99 feet, more or less to the point of beginning. ALSO, beginning at a point which bears S 89°18'17" E a distance of 1327.05 feet and S 0°19'02" W a distance of 410.0 feet from the NW corner of said Section 1, said beginning point being on the East line of Government Lot 4 in said Section 1; thence S 89°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 S 51°49'40" W 223.57 feet and S 59°19'40" W 185.7 feet to a  $\frac{1}{2}$ " iron pin on the Eastline of said Government Lot 4; thence N 0°19'02" E along said East line a distance of 582.9 feet, more or less, to the point of beginning.

This deed is made to correct the deed executed June 28, 1977 and recorded in Volume M77 at page 11403, Deed Records, by deleting the easements set forth therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 part of the 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 17th day of August, 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  
Sheri L. Wegner

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.  
County of Klamath }  
August 17, 1977

STATE OF OREGON, County of Klamath } ss.

Personally appeared \_\_\_\_\_ and \_\_\_\_\_ 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 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.

Before me:

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 6-18-78

Notary Public for Oregon

My commission expires:

Jackie W. and Sheri L. Wegner  
Keno  
Oregon 97627

GRANTOR'S NAME AND ADDRESS

David L. and Opal G. Buckingham  
5204 Harlan Drive  
Klamath Falls, OR 97601

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.

Mr. and Mrs. David L. Buckingham  
5204 Harlan Drive  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 17th day of August, 1977, at 10:09 o'clock A.M., and recorded in book M77 on page 15024 or as file/reel number 34231.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By Hazel May Deputy

fee \$ 3.00