

53860

WARRANTY DEED

Vol. 117 Page 18591

KNOW ALL MEN BY THESE PRESENTS, That JOHN F. ROBINSON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID L. & OPAL G. BUCKINGHAM, husband & wife, AND JACKIE W. & SHERI L. WEGNER, husband & wife, 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

and 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 East of the Willamette Meridian, being more particularly described as follows: Beginning at a 5/8 inch iron pin on the north line of said Section 1 marking the Northeast corner of Government Lot 4 from which the Northwest corner of said Section 1 bears N 89°18'17" W, 1327.05 feet; thence S 89°18'17" E along said section line, 330.00 feet to a 1/2 inch iron pin; thence leaving said section line South, 755.98 feet to the centerline of an Old Wagon Road; thence along said centerline of an Old Wagon Road S 51°49'40" W, 223.57 feet; thence S 59°19'40" W continuing along said Old Wagon Road centerline, 185.70 feet to a 1/2 inch iron pin on the East line of said Government Lot 4; thence N 00°19'02" E along said East line of Government Lot 4 to the point of beginning, containing 6.73 acres, more or less. continued on back page

(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.

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

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 \$ 9,500.00

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  $\textcircled{1}$ , 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 24 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.

(If executed by a corporation, affix corporate seal)

John F. Robinson

STATE OF ~~OREGON~~ Nevada } ss.  
County of Clark  
June 24, 19 77

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19 \_\_\_\_

Personally appeared the above named  
John F. Robinson

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

and acknowledged the foregoing instrument to be his 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.

Before me, Violet L. Cross  
Notary Public State of Nevada  
CLARK COUNTY  
(OFFICIAL SEAL)  
My commission expires: Sept. 22, 1979

Before me:  
Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

John F. Robinson  
4404 Kaval Lane  
Las Vegas, Nevada 89109  
GRANTOR'S NAME AND ADDRESS

Mr. and Mrs David L. Buckingham  
Mr. and Mrs. Jackie W. Wegner  
P.O. Box 2, Keno, Oregon 97627  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
James M. Wegner  
P.O. Box 2  
Keno, Oregon 97627  
NAME, ADDRESS, ZIP

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

Grantees  
P.O. Box 2  
Keno, Oregon 97627  
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_ ) ss.

I certify that the within instrument was received for record on the day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

SPACE RESERVED  
FOR  
RECORDER'S USE

By \_\_\_\_\_ Recording Officer  
Deputy

18595

TOGETHER WITH: A parcel of land situated in the NW $\frac{1}{4}$  of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, being more particularly described as follows:

Beginning at a  $\frac{1}{2}$  inch iron pin on the North line of said Section 1 from which the Northwest corner of said Section 1 bears N.  $89^{\circ}18'17''$  W, 1227.05 feet; thence S  $89^{\circ}18'17''$  E along said North line of Section 1, 50.00 feet to a  $\frac{1}{2}$  inch iron pin; thence leaving said Section line S  $00^{\circ}19'02''$  W, 1023.26 feet to a  $\frac{1}{2}$  inch iron pin on the centerline of an Old Wagon Road; thence S  $59^{\circ}19'40''$  W along said centerline, 41.96 feet; thence S  $40^{\circ}10'34''$  W along said centerline 21.89 feet to a  $\frac{1}{2}$  inch iron pin; thence N  $00^{\circ}19'02''$  E, 1061.99 feet to the point of beginning, containing 1.19 acres, more or less.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~XXXXXXXXXX~~

the 22 day of August A. D. 1978 at 11:25 A.M. or

July recorded in Vol. M78, of Deeds on Page 18594

Wm D. MILNE, County Clerk

By *[Signature]*

Fee: \$6.00