

ATC-5-27427

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

35339

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JOE GIBSON and JUANITA GIBSON, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CARL D. GIBSON and RHODADEEN GIBSON, husband and wife, 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:

In Township 40 South, Range 13 East of the Willamette Meridian:

Section 5: S 1/2 NE 1/4 and SE 1/4  
Section 8: N 1/2 NE 1/4 and SE 1/4 NE 1/4

LESS portion thereof conveyed to United States of America by Imogene C. Hampton, a widow, by deed dated October 19, 1923, recorded March 12, 1924, in Book 63 at page 522, Deed Records of Klamath County, Oregon.

SUBJECT TO: All future real property taxes and assessments; regulations, including levies, assessments, water & irrigation rights & easements for ditches and canals, of Langell Valley Irrigation District; reservations, restrictions, easements & rights of way of record, and those apparent on the land; rights of the public in and to any portion of said premises 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

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 \$200,000.00. 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 O.R.S. 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 2nd day of February, 1976; 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)



OFFICIAL SEAL  
NORMA J. CUNNINGHAM  
NOTARY PUBLIC - CALIFORNIA  
PRINCIPAL OFFICE IN  
ALAMEDA COUNTY  
My Commission Expires September 27, 1977

STATE OF CALIFORNIA ) ss.  
County of Alameda )  
March 2, 1976

Personally appeared the above named JOE GIBSON and JUANITA GIBSON, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me: [Signature]  
Notary Public for Oregon California  
My commission expires: 9/27/77

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: [Signature]  
Notary Public for Oregon California  
My commission expires: 9/27/77 (OFFICIAL SEAL)

Joe Gibson & Juanita Gibson

GRANTOR'S NAME AND ADDRESS

Carl D. Gibson & Rhodadeen Gibson

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Mr. & Mrs. Carl D. Gibson  
Rt. 1 Box 140  
Bonanza, Oregon 97623  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
Mr. & Mrs. Carl D. Gibson  
Rt. 1 Box 140  
Bonanza, Oregon 97623  
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 9th day of April, 1984, at 10:49 o'clock AM., and recorded in book M84 on page 5792 or as file/reel number 35339. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By [Signature] Deputy

Fee: \$4.00