

55243

WARRANTY DEED

Vol. M85 Page 18212

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

KNOW ALL MEN BY THESE PRESENTS, That Opal G. McKibbin, (widow)

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Henry John Buckingham and Mary Josephine Buckingham, husband and 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 Klamath and State of Oregon, described as follows, to-wit:

That part of Lot 32 in Doten, in Section 31, Township 39 South, Range 8 E.W.M., Klamath County, Oregon, described as follows:
Beginning 98 feet Southeast along River Street from the Westerly corner of Lot 32 in Doten; thence Northeast and parallel to the Northwestern line of Lot 32 to the Klamath River; thence Southeast along the river to the most easterly corner of Lot 32; thence Southwesterly along Lot 32 to River Street; thence Northwest along River Street to the point of beginning.

***lying below the ordinary high water mark of Klamath River.

(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 except Subject to contract and/or lien for irrigation and/or drainage; easements and Governmental bodies in and to that portion of the herein described property *** 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 \$ 0.00. 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 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 4 day of November, 1985; 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)

X Opal G. McKibbin

STATE OF OREGON,

County of Klamath ss.
November 4, 1985

Personally appeared the above named

Opal G. McKibbin

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8/8/89

STATE OF OREGON, County of ss.
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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 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)

Notary Public for Oregon

My commission expires:

Opal G. McKibbin

Box 53

Keno, Oregon 97627

GRANTOR'S NAME AND ADDRESS

Henry John and Mary Josephine Buckingham

PO Box 88

Keno, Oregon 97627

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mrs. and Mrs. Henry Buckingham

Box 88

Keno, Oregon 97627

NAME, ADDRESS, ZIP

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

H. J. and Mary J. Buckingham

Box 88

Keno, Oregon 97627

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 8th day of November, 1985,

at 9:58 o'clock A.M., and recorded in book M85 on page 18212 or as file/reel number 55243

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

- Recording Officer

By [Signature] Deputy

Fee: \$5.00

SPACE RESERVED FOR RECORDER'S USE