

A-24392

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PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE, Made this 5th day of August, 1974, by and between MARY M. MATNEY, the duly appointed, qualified and acting Personal Representative of the Estate of John M. Matney, Deceased, hereinafter called the first party, and ERNEST S. GOBBLE and MARTHA J. GOBBLE, husband and wife, hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, the receipt whereof hereby is acknowledged, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said second party and second party's heirs, successors-in-interest, and assigns, all the estate, right and interest of the said deceased at the time of decedent's death, and all the right, title and interest that the said estate of said deceased by operation of law or otherwise may have thereafter acquired in that certain real property situate in County of Klamath and State of Oregon, described as follows, to-wit:

AN UNDIVIDED ONE-HALF INTEREST IN PARCEL 2:

PARCEL 2:

A tract of land situate in the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 25, Township 39 South, Range 9 E. W. M., more particularly described as follows:

Beginning at an iron pin on the North line of said Section 25, said point being N. 89°30' E. a distance of 604.9 feet from the North quarter corner of said Section 25; thence continuing Northeasterly on the same line a distance of 170 feet; thence S. 0°27' E. a distance of 710.8 feet; thence S. 89°30' W. a distance of 304 feet; thence N. 0°27' W. a distance of 349.5 feet; thence N. 89°30' E. a distance of 134.0 feet; thence N. 0°27' W. a distance of 361 feet to the point of beginning.

PARCEL 4:

A tract of land situated in the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of section 25, Township 39 South, Range 9 E. W. M., more particularly described as follows:

Beginning at a point on the North right-of-way line of the County Road, which point is S. 89°33' W. 1894.3 feet and N. 0°27' W. 30 feet from the iron axle which marks the Southeast corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 25, Twp. 39, R. 9 E. W. M., Klamath County, Oregon and running

thence N. 0°27' W. 276.3 feet; thence S. 89°33' W. 454.9 feet; thence S. 47°55' E. 408.7 feet; thence N. 89°33' E. 153.7 feet to the point of beginning.

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SAVING AND EXCEPTING THEREFROM the easterly 153.7 feet thereof.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Taxes for 1974-75 are now a lien, but not yet payable;
3. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder;
4. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith;
5. These premises are within the boundaries of the Klamath Basin Improvement District and are subject to the rules, regulations, levies, assessments and easements thereof, if any. Further subject to Notice of Resolution of said district recorded July 24, 1970, Vol. M-70, page 6187, Microfilm Records of Klamath County, Oregon;
6. Rights of the public in any portion of the herein described premises lying within the limits of any road or highway;
7. Waiver of Riparian rights granted to the United States of America by conveyance executed by S. S. Henley recorded Deed Vol. 21, page 392, records of Klamath County, Oregon;
8. Right of way, including the terms and provisions thereof given by John M. Matney and Mary M. Matney, husband and wife, to the California Oregon Power Company, a California corporation, dated February 27, 1959, recorded March 5, 1959, Deed Vol. 310, page 318, records of Klamath County, Oregon.

TO HAVE AND TO HOLD the same unto the said second party and second party's heirs, successors-in-interest, and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$7,390.50.

IN WITNESS WHEREOF, the said first party has executed this instrument the date and year first hereinabove mentioned.

John M. Matney
Personal Representative of the Estate
of John M. Matney, Deceased

STATE OF OREGON)

County of Klamath) ss.

Personally appeared MARY M. MATNEY, and acknowledged the foregoing instrument to be her voluntary act and deed.

BEFORE ME:

Unless a change is requested send all future tax statements to:
Department of Veteran's Affairs
1225 Ferry Street, S. E.
Salem, Oregon 97310

AFTER RECORDING RETURN TO:
Mr. and Mrs. Ernest S. Gobbie
828 N. 10th Street
Klamath Falls, Oregon 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of _____

this 7th day of August, A. D. 1974 at 2:45 o'clock P. M., and duly recorded in

Vol. 1171 of _____ on Page 9620

SEE 14.00

WM. D. MILNE, County Clerk

Deputy