

5441

11810

EXECUTOR'S DEED

KNOW ALL MEN BY THESE PRESENTS, that MAX DEE HEIKEN, the Executor of the Estate of FLORENCE M. HEIKEN, deceased, Grantor, for the consideration hereafter recited, has bargained and sold and by these presents does grant, bargain, sell and convey unto FRED L. KELLEY and URSULA E. M. KELLEY, husband and wife, Grantees, the real property in Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southwesterly line of Third Street which is Southeasterly along said line a distance of 45 feet from the point of intersection of said line with the line between Lots 1 and 8 in Block 6 of Original Town of Linkville (now City of Klamath Falls), Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon: thence Southwesterly parallel with said line between Lots 1 and 8 a distance of 64 feet 3 inches to a point; thence Northwesterly parallel with said line of Third Street 8 feet; thence Southwesterly parallel with said line between Lots 1 and 8 distance of 12 feet; thence Southeasterly parallel with said line of Third Street to the Southeasterly line of Lot 2 in said Block 6; thence Northeasterly along the Southeasterly line of Lots 2 and 1 a distance of 76 feet 3 inches, more or less, to the most Easterly corner of Lot 1; thence Northwesterly along the Southwesterly line of Third Street a distance of 75 feet, more or less, to the point of beginning, being a portion of Lots 1 and 2 in Block 6 Original Town of Linkville (now City of Klamath Falls).

TOGETHER with the Easement appertenant thereto which is more particularly described as follows:

Beginning at a point which is reached as follows; Beginning at the point of intersection of the line between Lots 1 and 8 in Block 6 of Original Town of Linkville (now City of Klamath Falls, Oregon) with the Westerly line of Third Street; thence Southwesterly at right angles to Third Street 76 feet 3 inches, thence Southeasterly parallel with Third Street 34.5 feet to a point which is the initial place of beginning for the description of the easement herein granted; thence Northeasterly at right angles to said Third Street a distance of 12 feet; thence Southeasterly parallel with Third Street 2.5 feet; thence Southwesterly at right angles to Third Street a distance of 12 feet; thence Northwesterly parallel with Third Street 2.5 feet to the point of beginning.

Said easement being the perpetual right to keep and maintain the rear end of garage and brick retaining wall located thereon.

SUBJECT TO: Taxes for the 1975-76 Tax year now a lien but not yet payable and easements and rights of way apparent on the land and common to the area, if any there may be.

The true and actual consideration for this transfer is \$30,000.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said Grantees as an Estate by the Entirety forever.

GANONG, BROWN
& SISEMORE
ATTORNEYS AT LAW
538 MAIN STREET
KLAMATH FALLS, ORE.
97601

Executor's Deed - page 1.

11817

1 IN WITNESS WHEREOF, said Executor has caused this Deed to be executed/this and delivered
2 5th day of September, 1975, pursuant to the Order Confirming Sale of Real Prop-
3 erty made in said Estate of September 5, 1975.

4 Max Dee Heiken
5 Max Dee Heiken
6 Executor of the Estate of Florence M
Heiken, Deceased.

7 STATE OF OREGON)
8 County of Clakamas) SS
MULNOMAH

9 On this 3rd day of September, 1975, before me the undersigned, a Notary
10 Public in and for said County and State, personally appeared Max Dee Heiken
11 of the State of Oregon, County of Clakamas, known to me to be the person de-
12 scribed in the foregoing instrument and acknowledged that he executed the same
13 in the capacity therein stated and for the purposes therein contained.

14 IN WITNESS WHEREOF, I have set my hand and affixed my official seal the
15 day and year last above written.

16 Richard J. Russell

17 (SEAL)
18 My Comission Expires:

19 Until a change is requested, all tax statements shall be sent
20 to the following address:
21 Department of Veteran's Affairs
22 1225 Ferry Street, S. E.
23 Salem, Oregon 97310

24 STATE OF OREGON, I
25 County of Klamath
26 Filed for record at request of
27 Klamath County Title Co.,
28 on this 29th day of September A.D. 19 75.
29 at 2:54 o'clock PM, and del
30 corded in Vol. M75 Deeds
31 age 11816
32 Wm. J. MILNE, County Clerk
By Carolyn L. Lister Deputy
Fee \$6.00

after recording return:
Mr. & Mrs. Fred L. Kelley
204 N 3rd
Klamath Falls, Oregon 97601

Executors Deed - page 2.

GANDONG, GORDON
& BIGEMORE
ATTORNEYS AT LAW
538 MAIN STREET
KLAMATH FALLS, ORE.
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