

ADMINISTRATRIX'S DEED

THIS INDENTURE, made this 26th day of October, 1970, by and between ROBERTA HELEY HECKENLIVELY, the duly appointed, qualified and acting Administratrix of the Estate of Roy Jess Buhle, deceased, First Party, and L. A. CLARKSON and MARY E. CLARKSON, husband and wife, Second Party:

WITNESSETH:

WHEREAS, on September 21st, 1970, the Circuit Court of the State of Oregon for Klamath County, made an Order authorizing said First Party to sell certain real property of said deceased to L. A. Clarkson and Mary E. Clarkson, husband and wife, under the terms and conditions in said Order set out, which Order of sale is entered in volume No. 77-10 of the Probate Journal of said Circuit Court on page 6721 hereof; and

WHEREAS, publication of said sale of real property was published in Herald & News, a newspaper of general circulation in Klamath Falls, Klamath County, Oregon, in the manner required by law; and

WHEREAS, under, and by virtue of said Order of sale, the said First Party offered said real property for sale at private sale for cash, or part cash and part credit, and

WHEREAS, on October 26th, 1970, the said First Party, subject to confirmation of said Court, sold the real estate described in said order of sale to the Second Party for the sum of Seventeen Thousand and no/100 (\$17,000.00), installments of not less than \$90.00 payable monthly, with interest thereon at the rate of 6% per annum from November 22, 1970, they being the best and highest bidders, and that being the highest and best made bid therefore; and

WHEREAS, the said Circuit Court, upon due and legal

return made by said First Party under said Order of sale, did, on the 22nd day of November, 1970, make an Order confirming said, and directing conveyance to be made to said purchasers, which said Order of confirmation is entered in Klamath County Clerk's Mortgage Records in Book 77-76 at page 6841.

NOW, THEREFORE, the said First Party, pursuant to the Order last aforesaid, and for and in consideration of the sum of Seventeen Thousand and No/100 (\$17,000.00), and other good and valuable consideration, to her in hand paid by said Second Party, receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto said Second Party, their heirs and assigns forever, all the right, title and interest and estate of said Roy Jass Buhrle, deceased, at the time of his death, and all the right, title and interest that the said estate, by operation of law or otherwise, may have acquired other than, or in addition to, that of said intestate at the time of his death, in and to that certain real property situated, lying and being in the County of Klamath, State of Oregon, and better known and described as follows, to wit:

Parcel 1: All that portion of the SW¹/₄ of SW¹/₄ of Sec. 20, and of the NW¹/₄ of Sec. 33, Twp. 39 S., R. 8 E., N.M., described as follows:

Beginning on the North line of the Klamath Falls-Ashland Highway at a point from which the North-west corner of said Sec. 33 bears N. 25040' W. a distance of 1237.75 feet; thence westerly along the said North line of Highway 80.35 feet to the Southwest corner of property deeded to J. C. Wall et ux, being the true point of beginning of this description; thence N. 0021' W. 832.0 feet; thence West 36.7 feet; thence N. 0021' W. 860.0 feet more or less to the South line of the Smitt Ditch; thence westerly along said ditch line 153.4 feet; measured at right angles in said last mentioned line; thence S. 0021' E. 860.0 feet; thence East 153.4 feet; thence S. 0021' E. 832.0 feet to the North line of Highway; thence Easterly along said line 80.35 to the true point of beginning.

Parcel 2: Beginning at a point in the NW¹/₄ of the NW¹/₄ of Sec. 33 Twp. 39 S., R. 8 E., N.M., which is S. 25040' East, 1237.75 feet to a point on the Northerly right-of-way line of Klamath Falls-Ashland Highway; thence S. 72630' W., along said right-of-

line, a distance of 160.7 feet, and thence North 00°21' W. 400 feet, which point of beginning is on the Easterly boundary of a parcel of land owned by Heidaren to Jameson and described in a deed recorded in Klamath County Deed Records, vol. 159, page 581; thence N. 00°21' W., 432 feet; thence S. 89°39' E. 153.4 feet; thence S. 00°21' E. 432 feet; thence No. 89°39' E. 153.4 feet, to the point of beginning; being a portion of the NW 1/4 of Sec. 33, Twp. 39 S., R. 8 E. W. 4.

SUBJECT TO: Right of way for pole line recorded in Book 59, Page 387 of Deed Records of Klamath County, Oregon; Certificate of Water Rights to E.A. Smith recorded May 10, 1918 in Book 1 of Water Right Certificates, page 414 for 30 acres in NW 1/4 of Sec. 33, Twp. 39 S., R. 8 E. W. 4. Improvement

together with the tenements, hereditaments and appurtenances whatsoever thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD all and singular, the above-mentioned and described premises, together with the appurtenances unto the said Second Party, their heirs and assigns, to them and their sole use, benefit and behalf forever.

IN WITNESS WHEREOF, the said First Party has hereunto set her hand and seal the day and year first above written.

Roberta Helen Heckenlively
Roberta Helen Heckenlively
Administratrix of the Estate of
Roy Juss Butrie, deceased.

STATE OF OREGON)
County of Klamath) ss:

BE IT REMEMBERED, that on this 24th day of October, 1920, before me, a notary public in and for said County and State, personally appeared the within named Roberta Helen Heckenlively, who is known to me to be the individual described in, and who executed the foregoing Deed as Administratrix of the Estate of Roy Juss Butrie, deceased, and acknowledged to me that as the Administratrix of said Estate, she executed the same freely and voluntarily for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year last above-written.

July J. Beetham
Notary Public for Oregon
My Commission Expires: 8-25-24

ADMINISTRATRIX'S DEED
STATE OF OREGON, COUNTY OF KLAMATH, ss:

I hereby certify that the within instrument was received and filed for record on the 27th day of September, A.D. 1920, at 4:23 o'clock, P. M., and duly recorded in Vol. 778 of Deeds on Page 21535.

FEE \$9.00

WMA D. MILNE, County Clerk
By Siemich H. Heloch Deputy