

FRONTIER
TITLE & TRUST CO.

77447

PERSONAL REPRESENTATIVE'S DEED

Vol. M 79 Page 27732



THIS INDENTURE Made this 20 day of Nov., 1979, by and between DOROTHY J. HUNTLEY the duly appointed, qualified and acting personal representative of the estate of PHILLIP HUNTLEY

DOUGLAS K. IVEY and SANDIA C. IVEY, husband and wife deceased, hereinafter called the first party, and 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 the law or otherwise may have thereafter acquired in that certain real property situate in the County of KLAMATH State of Oregon, described as follows, to-wit:

An undivided one-half interest in the following described real property:

Lot 152 of THIRD ADDITION TO SPORTSMAN PARK, Klamath County, Oregon, according to the official plat thereof on file in the records of Klamath County, Oregon.

SUBJECT TO:

1. 1979-80 taxes, a lien in an amount to be determined but not yet due and payable.
2. Utility easements as delineated on the recorded plat along the West 8 feet.
3. Setback restrictions as delineated on the recorded plat along the East 10 feet.
4. Easement recorded September 1, 1953 in Volume 262, 581, for the right to build necessary dike, drainage and irrigation ditches and locate a pumping plant.
5. An easement created by instrument recorded November 8, 1955 in Volume 279, page 97.
6. Agreement recorded February 15, 1924 in Volume 63, ... (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) page 459.

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 \$ 1,750.00

⓪ However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) ⓪ the whole

IN WITNESS WHEREOF, the said first party has executed this instrument; if first party is a corporation, it has caused its corporate name to be signed hereto and its corporate seal affixed by its officers duly authorized thereunto by order of its Board of Directors.

[Signature of Dorothy J. Huntley]

Personal Representative
of the Estate of Phillip Huntley Deceased.

(If first party is a corporation, affix corporate seal.)

NOTE—The sentence between the symbols ⓪, if not applicable, should be deleted. See ORS 93.030.

STATE OF OREGON,

County of Jackson) ss.
Nov. 20, 1979

Personally appeared the above named

Dorothy J. Huntley

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

Before me:

(OFFICIAL SEAL)

[Signature of Patricia J. Wake]
Notary Public for Oregon

My commission expires: Aug 16 1981

STATE OF OREGON, County of _____) ss.

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Douglas K. & Sandia C. Ivey
P. O. Box 636
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ or page _____ or as file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By _____ Deputy

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

LAST WILL AND TESTAMENT OF
PHILIP M. HUNTLEY

I, Philip M. Huntley, of legal age, residing in the County of Jackson, State of Oregon, and being of sound and disposing mind and memory and not acting under duress, menace, fraud or undue influence of any person whomsoever, and mindful of the uncertainties of life and the certainties of death, do hereby make, publish and declare this to be my Last Will and Testament, and do hereby expressly revoke all Wills by me heretofore made.

FIRST: It is my Will that all my just debts and funeral expenses be paid.

SECOND: I give, devise and bequeath all of my property, real, personal and mixed wheresoever located, to my beloved wife, Dorothy J. Huntley, to have and to hold as her property absolutely.

THIRD: It is my will and I hereby declare that my children Jeffrey Philip Huntley, Andrea Rene Huntley and Holly Yvonne Huntley, and any other children I may have in the future, receive no benefits under this, my Last Will and Testament, for the reason that I have perfect confidence in the judgment of my wife, Dorothy J. Huntley, to extend and grant to my children such benefits as to her may seem consistent, needful and proper from time to time, and for other reasons hereafter stated.

FOURTH: I hereby generally and specifically disinherit each and any and all persons whomsoever claiming to be or who may be lawfully determined to be my heirs at law except as otherwise mentioned in this Will, and if any such persons or such heirs or any devisees or legatees under this Will, or their successors in interest, or any other



1 person who, if I died intestate, would be entitled or
2 shall lawfully become entitled to any part of my estate,
3 shall either directly or indirectly, singly or in conjunc-
4 tion with others, seek to set aside the probate thereof,
5 or to impair, invalidate or set aside its provisions, then
6 in any or all of the above mentioned cases or events I
7 hereby give and bequeath to such person or persons the sum
8 of One and No/100 Dollars (\$1.00) and no more, in lieu of
9 any other share or interest in my estate.

10 FIFTH: I nominate and appoint my said wife, Dorothy
11 J. Huntley, as executrix of this Will and she shall serve
12 without bond or bonds being required of her, and she shall
13 have full power and authority to sell, mortgage, lease,
14 handle or otherwise deal with or dispose of any property of
15 my estate without any Order of any Court or Judge. In the
16 event any property of my estate is sold by said executrix
17 then such sale may be had at either public or private sale,
18 with or without notice, without any Order of any Court or
19 Judge, for cash or on such terms as said executrix may
20 determine.

21 SIXTH: Should my wife, Dorothy J. Huntley, predecease
22 me, or should we die at the same time or as a result of
23 the same accident or disaster during a joint last illness
24 or under such circumstances that the order of our deaths
25 cannot be ascertained, then and in any of such events, I
26 dispose of and direct the distribution of my residuary
27 estate in the following manner, to my following named
28 children, to-wit: Jeffrey Philip Huntley, Andrea Rene
29 Huntley, Holly Yvonne Huntley and any other children I
30 may have in the future, each share and share alike, and
31 if they should predecease me, then their children, if any,
32 to share in my property by representation or per stirpes.

EXHIBIT "A"

27735

SEVENTH: In the event paragraph Sixth controls the disposition of my estate I appoint my sister, Julia Beam, as executrix of this Will and as guardian of any minor children I may have, and she shall serve without bond or bonds being required of her, and she shall have full power and authority to sell, mortgage, lease, handle or otherwise deal with or dispose of any property of my estate without any order of any Court or Judge. In the event any property of my estate is sold by said executrix then such sale may be had at either public or private sale, with or without Notice, without any order of any Court or Judge, for cash or on such terms as said executrix may determine.

EIGHTH: IN WITNESS WHEREOF I have hereunto set my hand and seal at Baker, Montana, the 16th day of June, 1966.

Philip M. Huntley
Philip M. Huntley

We, the undersigned, do hereby declare that we are residents of Baker, Montana, and over 21 years of age; that the foregoing Will consisting of three (3) pages was on the date thereof signed and subscribed in our presence and in the presence of each other by the said Philip M. Huntley, and at the time he signed and subscribed the same he acknowledged to us and published and declared that the foregoing was his Last Will and Testament, and at his request and in his presence and in the presence of each other, we have hereunto set our names as witnesses there-to this 16th day of June, 1966.

[Signature]
Residing at Baker, Montana

[Signature]
Residing at Baker, Montana

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 29th day of November A.D., 19 79 at 3:51 o'clock P M., and duly recorded in Vol M79 of Deeds on Page 27732.

FEE \$14.00

WM. D. MILNE, County Clerk

By *[Signature]* Deputy