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PERSONAL REPRESENTATIVE'S DEED Vol. 1750 Page 6729

THIS INDENTURE Made this 25<sup>th</sup> day of February, 1980, by and between CLAUDE GILES the duly appointed, qualified and acting personal representative of the estate of GERMAINE MARIE LENSTROM, deceased, hereinafter called the first party, and RICHARD A. WELLS & DIANE E. WELLS 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:

PER EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 \$10,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).

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.

CLAUDE GILES *Claude Giles*

Personal Representative of the Estate of GERMAINE MARIE LENSTROM Deceased.

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

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.

STATE OF ~~NEVADA~~ NEVADA }  
County of WASHOE } ss.  
February 25, 1980  
Personally appeared the above named  
CLAUDE GILES  
and acknowledged the foregoing instrument to be HIS voluntary act and deed.

STATE OF OREGON, County of \_\_\_\_\_, 19\_\_\_\_  
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 \_\_\_\_\_, a corporation, 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.

Notary Public for Oregon (OFFICIAL SEAL)  
My commission expires:

Before me:  
ANN COOK  
Notary Public - State of Nevada  
Notary Public for Oregon  
My commission expires Nov. 9, 1982

CLAUDE GILES  
P. O. Box 4194  
Incline Village, NV 89450  
GRANTOR'S NAME AND ADDRESS  
RICHARD A. & DIANE E. WELLS  
2910 East 55th Way  
Long Beach, CA 90805  
GRANTEE'S NAME AND ADDRESS  
After recording return to:  
RICHARD A. & DIANE E. WELLS  
2910 East 55th Way  
Long Beach, CA 90805  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address:  
RICHARD A. & DIANE E. WELLS  
2910 East 55th Way  
Long Beach, CA 90805  
NAME, ADDRESS, ZIP

STATE OF OREGON, \_\_\_\_\_ ss.  
County of \_\_\_\_\_  
I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.  
By \_\_\_\_\_ Recording Officer  
Deputy

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## Exhibit A

A tract of land situated on Government Lots 3 and 4, Section 21, Township 35 South, Range 7 E.W.M., more particularly described as follows:

Beginning at the one-half inch iron pipe marking the North one-fourth corner of said Section 21; thence East along the North line of said Section 21 a distance of 134.64 feet to a one-half inch iron pipe on the Westerly right-of-way line of U.S. Highway No. 97; thence Southerly along said right-of-way line to a point that is South  $80^{\circ}32'15''$  West a distance of 50 feet and North  $09^{\circ}27'45''$  West a distance of 60 feet from the true point of beginning of that tract of land deeded to Nelson and described in Deed Volume 336 at page 17, Klamath County Deed Records; thence South  $80^{\circ}32'15''$  West parallel to and 60 feet from the Northerly line of said Nelson tract a distance of 231 feet; thence North  $09^{\circ}27'45''$  West a distance of 607.11 feet, more or less, to the North line of said Section 21; thence East along the North line of said Section 21 a distance of 62.90 feet, more or less, to the point of beginning. (The above bearings and distances being based on survey maps No. 268 and 497 as recorded in the office of the Klamath County Surveyor.)

Subject to: Easements and rights of way of record and those apparent on the land; Rights of the Public in and to any portion of the above described property lying within the limits of public roads and highways; and Second half of taxes for fiscal year commencing July 1, 1966.

STATE OF OREGON; COUNTY OF KLAMATH; ss.  
 Filed for record at request of Transamerica Title Co.  
 this 9th day of April A. D. 1980 at 3:50 o'clock P. M., on  
 duly recorded in Vol. 480, of Deeds on Page 6729  
 Wm D. MILNE, County Clerk  
 Fee \$7.00 By Bernard Hetch