

1584 34034

PERSONAL REPRESENTATIVE'S DEED

Vol. M81 Page 4370

THIS INDENTURE Made this 4th day of March, 1981, by and between LINDA B. NELSON and SUANA L. NICHOLSON, the duly appointed, qualified and acting personal representative of the estate of B. MARGUERITE WHYTAL, 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:

Parcel 1: Beginning at the most Westerly corner of a parcel of land conveyed by Kincaid to Lillard as described in a deed recorded in Klamath County Deed Records, Volume 114 page 586, which point of beginning is on the Northernly right of way line of Lakeshore Drive and is South 75°29' East a distance of 118.42 feet from the most Northernly corner of Lot 26 in Ouse Kila Homesites, thence South 45°03' East a distance of 36.78 feet; thence Southeasterly along the arc of a curve which designates the Northernly right of way line of said Lakeshore Drive, whose radius is 380.9 feet in length, a distance of 163.22 feet, thence North 25°0' East a distance of 200 feet, more or less to the shore line of Upper (continued other 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 \$ 220,000.00. 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.

Linda B. Nelson
Suana L. Nicholson
Personal Representative
of the Estate of B. MARGUERITE WHYTAL Deceased.

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

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

STATE OF OREGON,
County of Multnomah } ss.
March 4, 1981
Personally appeared the above named
Linda B. Nelson and
Suana L. Nicholson

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 _____ 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.

Before me: _____
(OFFICIAL SEAL) _____
Notary Public for Oregon
My commission expires: 11/13/82

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

Linda B. Nelson & Suana L. Nicholson
c/o 110 No. Sixth St., Suite 207
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS
James R. Adair
2341 Linda Vista Dr.
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS
After recording return to:
Steven A. Zamsky, P.C.
110 North Sixth St., Suite 207
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
James R. Adair
2341 Linda Vista Dr.
Klamath Falls, OR 97601
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/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____ Record of Deeds of said county.
Witness my hand and seal of County affixed.
By _____ Deputy

THIS INSTRUMENT MADE THIS 18th day of March 1981 by and between Klamath Lake; thence Westerly along said shore line a distance of 150 feet, more or less, to a point which is North 48°43' East from the point of beginning, thence South 48°43' West a distance of 136 feet, more or less, to the point of beginning, being a parcel of land in the NE 1/4 of Section 26, Township 38 South, Range 8 East of the Willamette Meridian.

Parcel 2:

Beginning at a point on the East right of way line of Secondary Highway No. 421 which lies North 89°59' East (this bearing is South 89°57' East in Lakewood Heights) a distance of 1375.08 feet and South 44°08' East along the East right of way line of the Highway a distance of 78.29 feet from the iron pin which marks the quarter section corner common to Sections 23 and 26, Township 38 South, Range 8 East of the Willamette Meridian in Klamath County, Oregon, (note this point of beginning marks the most Westerly corner of the tract described on page 531, Volume 164, Deed records of Klamath County, Oregon) and running thence North 48°43' East along the Northwesterly line of the above noted tract a distance of 138.5 feet to a point on the shore line of Upper Klamath Lake; thence North 66°17' West along the shore line of Upper Klamath Lake a distance of 12.76 feet to an iron pin; thence South 43°45' West a distance of 133.6 feet, more or less, to the point of beginning, said parcel being in Section 23, Township 38 South, Range 8 East of the Willamette Meridian and Section 26, Township 38 South, Range 8 East of the Willamette Meridian.

SUBJECT TO:

Right of Way Easement, including the terms and provisions thereof, from H. McCormack, guardian of Estate of Frank H. McCormack, Jr. to The California Oregon Power Company, recorded September 9, 1925 in Deed Volume 68 page 277, Volume 68 page 278, Volume 68 page 279, Volume 68 page 280 and Volume 68 page 281, Deed Records of Klamath County, Oregon.

Deceased of the Estate of B. MARGUERITE WHYTE

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Personally appeared _____

for record at request of _____ Klamath County Clerk

is this day of March A.D. 1981 at 4:31 o'clock P.M. and duly recorded in Vol. 168 of Deeds on Page 4970.

EVELYN BIEHN, County Clerk

By Debra A. Janzen

Notary Public for Oregon

My commission expires _____

Fee \$7.00

STATE OF OREGON

County of _____

I certify that the within instrument was received for record on the _____ day of _____ 1981 at _____ o'clock P.M. and recorded in book _____ volume _____ or as document _____ instrument _____ Record of Deeds of said county.

Witness my hand and seal of County attested

B. Debra A. Janzen Deputy

James R. Adair
2341 Linda Vista Dr.
Klamath Falls, OR 97601

Steven A. Zemsky, P.C.
110 North Sixth St., Suite 207
Klamath Falls, Oregon 97601

James R. Adair
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