

PERSONAL REPRESENTATIVE'S DEED

STEVENS-NESS LAW PUB CO PORTLAND

21370

MTC

Vol. 12132 Page 3875  
1983

THIS INDENTURE Made this 14th day of March, 1983, by and between CHARLOTTE L. HARD the duly appointed, qualified and acting personal representative of the estate of LOYD E. NEWLUN, deceased, hereinafter called the first party, and JAMES C. PINNIGER and JEAN E. PINNIGER, husband and wife, 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:

A tract of land in the N 1/2 NW 1/4 SW 1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon described as follows:

Beginning at the Northeast corner of Lot 27 in Elmwood Park; thence South 89 degrees, 46' East along the South line of Center Street, 227.5 feet to a point; thence South 0 degrees 06' West 287.2 feet to a point; thence North 89 degrees 46' West 227.5 feet to a point on the East line of Lot 24 of Elmwood Park; thence North along the East line of Lots 24, 25, 26 and 27 to the point of beginning.

EXCEPTING THEREFROM THE FOLLOWING:  
(CONTINUED ON REVERSE)

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 \$ 14,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the 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.

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

Charlotte L. Hard  
Personal Representative  
of the Estate of LOYD E. NEWLUN  
Deceased.

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

STATE OF OREGON,  
County of Klamath, ss.  
March 14, 1983

Personally appeared the above named  
CHARLOTTE L. HARD

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

(OFFICIAL SEAL)

Susan Kay Way  
Notary Public for Oregon  
My commission expires: 6/4/1985

STATE OF OREGON, County of ss.  
Personally appeared

and 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.

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Estate of Loyd E. Newlun c/o Boivin & Boivin, P.C.  
110 North Sixth Street  
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. James C. Pinniger  
4369 Selma Avenue  
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

Mr. and Mrs. James C. Pinniger  
4369 Selma Avenue  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
Mr. and Mrs. James C. Pinniger  
4369 Selma Avenue  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of  
I certify that the within instrument was received for record on the day of 1983, 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 Court, affixed.

By

Recording Officer  
Deputy



LEGAL DESCRIPTION CONTINUED:

3876

A tract of land in the W 1/2 of the NW 1/4 of the SW 1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northeast corner of Lot 27 in Elmwood Park; thence South 89 degrees 46' East along the South line of Center Street, 227.5 feet to the point of beginning; thence South 0 degrees 06' West 287.2 feet to a point; thence North 89 degrees 46' West 30 feet to a point; thence North 151.2 feet parallel to the East boundary line thereof; thence North 89 degrees 46' West 30 feet to a point; thence North 136 feet to the South line of Center Street; thence South 89 degrees 46' East to the point of beginning.

ALSO EXCEPTING THEREFROM any portion lying within the boundaries of Selma Avenue. ALSO SUBJECT TO an easement for roadway purposes over and across the Westerly 30 feet of the above described property. SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads of highways;
3. Assessments, if any, due to the City of Klamath Falls, for water use;
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District;
5. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District;
6. Acceptance of Terms and Conditions of Reclamation Extension Act, recorded November 6, 1914 in Volume 43, page 6, Deed Records of Klamath County, Oregon;
7. Reservations, restrictions and easements as contained in Deed recorded in Volume 134, page 535, Deed Records of Klamath County, Oregon, to wit: "The perpetual right of way and easement over and across the Northerly 30 feet of West half of Northwest quarter of said Southwest quarter of said Section 14, Township 39 South, Range 9 East of the Willamette Meridian. The perpetual right and easement to convey irrigation water through the ditches as now laid out across the Southwest quarter of Northwest quarter of said section, township and range."
8. Reservations and restrictions as contained in Agreement recorded July 11, 1950 in Volume 240, page 150, Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

this 14th day of March A.D. 1983 at 2:40 o'clock P. M., and  
duly recorded in Vol. M83, of Deeds on Page 3875.

By Evelyn B. Ehn, County Clerk  
Bernard A. Litch

Fee \$8.00