

7-1-70

45392

Vol. M85 Page 1492



THIS INDENTURE Made this 25th day of January, 1985, by and between PHILLIP N. SHERIDAN

the duly appointed, qualified and acting personal representative of the estate of ROBERT T. NICHOLS

BRIAN L. CURTIS and DOLORES E. CURTIS, 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:

Lots 7 and 8, Block 63, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

(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 \$ 30,000.00

~~PHILLIP N. SHERIDAN, Personal Representative of the Estate of Robert T. Nichols, deceased, 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.~~

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.

Phillip N. Sheridan  
PHILLIP N. SHERIDAN

Personal Representative  
of the Estate of ROBERT T. NICHOLS Deceased.

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

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

STATE OF OREGON,

County of Klamath

January 25th, 1985

Personally appeared the above named

PHILLIP N. SHERIDAN, Personal Representative of the Estate of Robert T. Nichols, deceased, and acknowledged the foregoing instrument to be his voluntary act and deed.

OFFICIAL SEAL

Notary Public for Oregon

My commission expires: 7/13/85

STATE OF OREGON, County of \_\_\_\_\_ ss.

Personally appeared \_\_\_\_\_, 19\_\_\_\_, 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

### PERSONAL REPRESENTATIVE'S DEED

Phillip N. Sheridan

Personal Representative  
of the Estate of Robert T. Nichols

Deceased.

TO

BRIAN T. CURTIS & DOLORES E. CURTIS

AFTER RECORDING RETURN TO

BRIAN T. CURTIS & DOLORES E. CURTIS

C/o MTC

Fee: \$5.00

STATE OF OREGON

County of Klamath ss.

I certify that the within instrument was received for record on the 25th day of January, 1985, at 4:41 o'clock P.M., and recorded in book M85 on page 1492 or as file number 45392, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn,  
Klamath County Clerk Title  
By Pam Smith Deputy