

1-1-74

PERSONAL REPRESENTATIVE'S DEED

Vol. m85 Page 1687

45515

THIS INDENTURE Made this 4<sup>th</sup> day of January, 1985, by and between GREGORY D. FOX

the duly appointed, qualified and acting personal representative of the estate of EUGENE FOX, AKA EUGENE ABRAHAM FOX deceased, hereinafter called the first party, and KAY A. ASPIRAS AND SEMON J. AYALA, JR. NOT AS TENANTS IN COMMON, BUT WITH 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:

**THE RIGHT OF SURVIVORSHIP.**  
The SW 1/4 NW 1/4 NW 1/4 of Section 23, Township 34 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

AKA: Code 8 Map 3408 TL 4000

\* This Deed is given in fulfillment of that unrecorded contract between Eugene A. Fox & Semon J. Ayala and Kay A. Aspiras.

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.

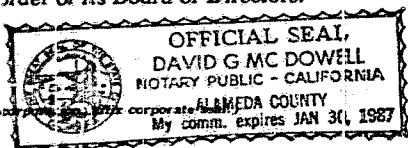
(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

**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 \$ XXXXXX the whole

ⓐ 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.

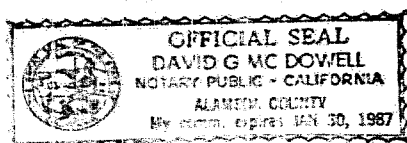


(If first party is a corporation, the corporate seal must be affixed.)

Gregory D. Fox Executive  
Personal Representative  
of the Estate of Eugene Fox Deceased.

NOTE: The sentence between the symbols ⓐ, if not applicable, should be deleted. See OES 93.030.

STATE OF CALIFORNIA  
COUNTY OF Alameda } ss



ON January 4, 1985, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Gregory D. Fox

proved to me on the basis of satisfactory evidence to be the person..... whose name is subscribed to this instrument, and acknowledged to me that he executed it.

Notary's Signature David G. McDowell

Gregory D. Fox

GRANTOR'S NAME AND ADDRESS

Kay A. Aspiras and Semon J. Ayala, Jr.  
8632 Beauxart Circle  
Sacramento, CA 95828

GRANTEE'S NAME AND ADDRESS

After recording return to:

Semon J. Ayala, Jr.  
20175 SW Alexander St.  
Aloha, Oregon 97006

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Kay A. Aspiras  
8632 Beauxart Circle  
Sacramento, CA 95828

NAME, ADDRESS, ZIP

STATE OF OREGON,  
County of CLATSOP } ss.

I certify that the within instrument was received for record on the 4<sup>th</sup> day of January, 1985, at 10 o'clock AM, and recorded in book/reel/volume No. 1687 on page 1 or as document/fee/file/instrument/microfilm No. 1687, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE

By David G. McDowell Deputy

NAME AND ADDRESS OF ATTORNEY: Richard B. Stevens, Esq. 2300 Shattuck Ave. Berkeley, CA 94704		TELEPHONE NO.: (415) 642-5749	FOR COURT USE ONLY (ENDORSED) FILED MAR 21 1984 CALAVERAS COUNTY Nadine Jackson, County Clerk MICHELE CARNEY Deputy
ATTORNEY FOR: Executor INSERT NAME OF COURT, BRANCH COURT IF ANY, AND POST OFFICE AND STREET ADDRESS: SUPERIOR COURT OF CALIFORNIA, COUNTY OF CALAVERAS GOVERNMENT CENTER SAN ANDREAS, CA 94249			
ESTATE OF: EUGENE FOX, also known as Eugene Abraham Fox,			
LETTERS <input checked="" type="checkbox"/> TESTAMENTARY <input type="checkbox"/> OF ADMINISTRATION WITH WILL ANNEXED		CASE NUMBER: 4626	
<input type="checkbox"/> OF ADMINISTRATION <input type="checkbox"/> OF SPECIAL ADMINISTRATION		DECEDENT	

## STATE OF CALIFORNIA, COUNTY OF

1. ☒ The last will of the above-named decedent having been proved, the court appoints (Name):

GREGORY D. FOX

- a. ☒ Executor.  
 b. ☐ Administrator with will annexed.

2. The court appoints (Name):

- a. ☐ Administrator of the decedent's estate.  
 b. ☐ Special administrator of decedent's estate  
     (1) ☐ with the special powers specified in the Order for Probate  
     (2) ☐ with the powers of a general administrator.

3. The personal representative ☒ is ☐ is not authorized to administer the estate under The Independent Administration of Estates Act.

WITNESS, the clerk of the above-entitled court, with seal of the court affixed.

MAR 21 1984

Dated  
 NADINE JACKSON  
 CLERK, by MICHELE CARNEY

Deputy

(SEAL)

## 4. AFFIRMATION

I solemnly affirm that I will perform the duties of personal representative according to law.

Executed on (Date): FEB 27, 1984, at  
 (Place): Berkeley, California.

*Gregory D. Fox*  
 (PERSONAL REPRESENTATIVE)

## 5. CERTIFICATION

I certify that this document is a correct copy of the original on file in my office, and that the letters issued the above-appointed person have not been revoked, annulled, or set aside, and are still in full force and effect.

MAR 21 1984

Dated  
 NADINE JACKSON  
 CLERK, by

*Michele Carney*  
 Deputy

(SEAL)

F. 1689

NAME AND ADDRESS OF ATTORNEY Richard B. Stevens, Esq. 2300 Shattuck Ave. Berkeley, CA 94704		TELEPHONE NO. (415) 642-5749	FOR COURT USE ONLY: (ENDORSED) FILED MAR 21 1984 CALAVERAS COUNTY Nadine Jackson, County Clerk <u>MICHAEL CARNEY</u> Deputy
ATTORNEY FOR <u>Petitioner, Grefory D. Fox</u>			
Name and address of court, or branch: SUPERIOR COURT OF CALIFORNIA, COUNTY OF CALAVERAS GOVERNMENT CENTER SAN ANDREAS, CALIFORNIA 95249			
ESTATE OF: EUGENE FOX, also known as Eugene Abraham Fox,			
ORDER FOR PROBATE:  <input checked="" type="checkbox"/> ORDER APPOINTING <input checked="" type="checkbox"/> EXECUTOR <input type="checkbox"/> ADMINISTRATOR WITH WILL ANNEXED <input type="checkbox"/> ADMINISTRATOR <input type="checkbox"/> SPECIAL ADMINISTRATOR <input checked="" type="checkbox"/> ORDER AUTHORIZING INDEPENDENT ADMINISTRATION OF ESTATE			CASE NUMBER:  4624 4626

1. Date of hearing: 3/19/84 ☐ Dept. ☐ Div. ☐ Room No.:

Judge: Huberty

## THE COURT FINDS:

2. a. All notices required by law have been given.  
 b. Decedent died on (date): 1/14/84  
 (1) ☒ a resident of the above-named county of the State of California.  
 (2) ☐ a nonresident of California and left an estate in the above-named county.  
 3. ☒ The decedent's will dated: 5/5/75  
 and each codicil dated:  
 was admitted to probate by Minute Order on (date): MARCH 19, 1984

## IT IS ORDERED:

4. (name) GREGORY D. FOX  
 is appointed

- a. ☒ Executor of the decedent's will  
 b. ☐ Administrator with will annexed  
 c. ☐ Administrator

d. ☐ Special Administrator

- (1) ☐ with general powers  
 (2) ☐ with special powers as specified in Attachment 4d  
 (3) ☐ without notice of hearing

and letters shall issue on qualification.

5. ☒ Authority is granted to administer estate under The Independent Administration of Estates Act.  
 6. Bond is

- a. ☒ not required.  
 b. ☐ fixed at \$

to be furnished by an authorized surety company or as otherwise provided by law.

7. ☒ The inheritance tax referee appointed is (name): C. F. McEWEN, Jr.

Dated: March 19, 1984

JOSEPH S. HUBERTY

Judge of the Superior Court  
☐ Signature follows last attachment.

8. Total number of pages attached: 0

No attachment permitted on less than a full page (California Rule of Court 201(b)).

Prob C 329, 351, 362  
 407, 409, 410  
 461, 462, 465, 541  
 591, 605, 1220-1224  
 1240

2-954

Form Approved by the  
 Judicial Council of California  
 Effective July 1, 1977

ORDER FOR PROBATE

00.71 2:584

0001

1690

THE FOREGOING INSTRUMENT  
IS A CORRECT COPY OF THE  
ORIGINAL ON FILE IN THIS  
OFFICE.

7-16-84  
NADINE JACKSON, County Clerk  
and ex-officio clerk of the Superior  
Court of the State of California in and  
for the County of Clatsop.

By [Signature] Deputy

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for  
record on the 31st day of January A.D., 1985 at 11:40 o'clock A M,  
and duly recorded in Vol M85, of Deeds on page 1687.

Fee: \$ 17.00

EVELYN BIEHN, COUNTY CLERK

by: [Signature], Deputy