

7-1-70

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Vol. 1485 Page 5274

THIS INDENTURE Made this 28th day of March, 1985, by and between William Baughn and HARRY GILBERT BAUGHN the duly appointed, qualified and acting personal representative of the estate of WILLIAM H. BAUGHN

D. F. MC DOWELL and ALBERTA MC DOWELL, 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:

Lot 1, Block 12 of TRACT 1003, THIRD ADDITION TO MOYINA, 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."

- continued on the reverse side of this deed -

(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 \$ 49,000.00

~~HOWEVER, THE ACTUAL CONSIDERATION CONSISTS OF OR INCLUDES OTHER PROPERTY OR INTERESTS IN OTHER PROPERTY, DESCRIBED AS FOLLOWS:~~

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.

Harry Gilbert Baughn

X Gilbert Baughn
X William Baughn

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

Personal Representative S
of the Estate of WILLIAM H. BAUGHN Deceased.

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

STATE OF OREGON, *Arizona*) ss.
County of *Maricopa* 3-29-85
Personally appeared the above named
William Baughn
and acknowledged the foregoing instrument to be
voluntary act and deed.

STATE OF OREGON, County of *Multnomah*) ss.
March 28, 19 *85*
Personally appeared *Gilbert Baughn*
(above-named) 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

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:
Christine P. Brown
Notary Public for Oregon

My commission expires: *12-15-87*

Before me:
(OFFICIAL SEAL) *Emily R. Calk*
Notary Public for Oregon
NOTARY PUBLIC State of Arizona
MARICOPA COUNTY
My Comm. Expires June 12, 1985

PERSONAL REPRESENTATIVE'S DEED

William Baughn & Gilbert Baughn
Personal Representative S
of the Estate of WILLIAM H. BAUGHN

Deceased.

TO

D. F. McDowell and Alberta McDowell

AFTER RECORDING RETURN TO

MTC

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON

County of _____ ss.

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 number _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

By _____ Title _____ Deputy

SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
2. An easement created by instrument, including the terms and provisions thereof, dated March 11, 1940, recorded April 5, 1940, in Volume 128, page 267, Deed Records of Klamath County, Oregon, in favor of the California Oregon Power Company, for poles and electric lines.
3. An easement created by instrument, including the terms and provisions thereof, dated June 5, 1967, recorded June 5, 1967, in Volume M67, page 4178, Microfilm Records of Klamath County, Oregon, in favor of California Pacific Power Company for pipe lines.
4. Restrictions and easements contained in plat dedication, to wit: "Said plat subject to: a building setback line as shown, public utility easement as shown to provide ingress and egress to construct and maintain said utilities and additional restrictions as shown in any recorded protective covenants."

STATE OF OREGON,

County of Klamath

ss.

FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 5th day of April, 1985, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named HARRY GILBERT BAUGHN

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Kristi L. Redd
Notary Public for Oregon.
My Commission expires 11/16/87

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 11th day of April A.D. 1985
at 11:52 o'clock A M, and duly

recorded in Vol. M85 of Deeds

Page 5274

EVELYN BIEHN, County Clerk

By Dan Smith Deputy

Fee 9.00