

59802

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THIS INDENTURE Made this 1st day of April, 1986, by and between NOLAN SOUTH the duly appointed, qualified and acting personal representative of the estate of EULA MAE SOUTH

KENNETH D. SWANSON as to an undivided 1/2 interest and MICHAEL P. PICARD and VALERIE J. PICARD, husband and wife, as to an undivided 1/2 interest 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 1, 2, and 3, Block 18, NORTH KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. An easement created by instrument, including the terms and provisions thereof, Recorded: June 12, 1930 Volume: 91, page 339, Deed Records of Klamath County, Oregon In favor of: City of Klamath Falls For: Sewer across Southerly portion of Lots 1 and 2

(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 \$ 14,000.00

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.

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.

Nolan C. South
NOLAN SOUTH

Personal Representative
of the Estate of EULA MAE SOUTH Deceased.

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

STATE OF OREGON,
County of Klamath,
Personally appeared the above named NOLAN SOUTH as Personal Representative of the Estate of Eula Mae South,
Deceased, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me,
Justin L. Redd
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 11/16/87

STATE OF OREGON, County of _____) ss.
_____, 19____.
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:

Notary Public for Oregon
My commission expires: _____
(OFFICIAL SEAL)
(If executed by a corporation, affix corporate seal)

Nolan South, PR of EULA MAE SOUTH, Deceased
c/o Douglas Osborne, Attorney, 439 Pine
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS
KENNETH D. SWANSON & MICHAEL P. PICARD
1263 Applegate
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS
same as grantee

NAME, ADDRESS, ZIP
same as grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath
I certify that the within instrument was received for record on the 2nd day of April, 1986, at 3:36 o'clock P.M., and recorded in book/reel/volume No. MSB on page 5480 or as fee/file/instrument/microfilm/reception No. 59802, Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehm, County Clerk
NAME TITLE
By Ryan Smith Deputy

Fee: \$10.00