

OA

60664

PERSONAL REPRESENTATIVE'S DEED

Vol. 1480 Page 7023

THIS INDENTURE Made this 23rd day of April, 1986, by and between SHARON COTE the duly appointed, qualified and acting personal representative of the estate of SHARON LOUISE BUCKINGHAM, deceased, hereinafter called the first party, and RONALD W. STEVENSON 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:

SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED.

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property 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 \$ 27,500.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) the whole

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. BUYERS SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Sharon Cote
Sharon Cote

Personal Representative
of the Estate of Sharon Louise Buckingham 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.

4/23, 1986

Personally appeared the above named Sharon Cote, personal representative of the Estate of Sharon Louise Buckingham, deceased, and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:
(OFFICIAL SEAL) Pamela Spencer
Notary Public for Oregon
My commission expires: 8/16/88

STATE OF OREGON, County of ss.

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)

SHARON COTE

GRANTOR'S NAME AND ADDRESS

RONALD W. STEVENSON

7906 Hwy 140 E.

Klamath Falls OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

RONALD W. STEVENSON

7906 Hwy 140 E.

NAME, ADDRESS, ZIP

Klamath Falls
OR 97603

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

GRANTEE

NAME, ADDRESS, ZIP

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/roll/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

SPACE RESERVED
FOR
RECORDER'S USE

CS07

7024

A tract of land situated in Lot 11 of JUNCTION ACRES, according to the duly recorded plat on file in the office of the County Clerk of Klamath County, Oregon.

Beginning at the Northeast corner of Lot 11; thence West along the Southerly boundary of Highway 140, 80 feet to the true point of beginning; thence South 435 feet; thence West, 100 feet; thence North 435 feet to the South line of Highway 140; thence East along said line 100 feet to the point of beginning;

Together with a 15 feet wide road easement along the Northerly line of Lot 11, JUNCTION ACRES.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a Mobile Home, and any interest or liens disclosed thereby.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
4. Reservations as contained in Deed recorded in Volume 89, page 357, Deed Records of Klamath County, Oregon, as follows:
"Reserving and excepting to the grantors herein from this conveyance a right-of-way over and across said tract, at any place or places selected by the grantors herein, of sufficient width and depth to convey water for irrigation to adjoining or other lands and the right of ingress and egress for the purpose of constructing and maintaining ditches."
5. An easement created by instrument, including the terms and provisions thereof,
Dated: April 2, 1978
Recorded: April 6, 1978
Volume: M78, page 6684, Microfilm Records of Klamath County, Oregon
In favor of: Donald M. Buckingham and Sharon L. Buckingham, husband and wife
For: The right to take water from well located on property and to take water under a new pipeline, exclusively for domestic purposes.
6. Agreement, including the terms and provisions thereof,
Dated: April 3, 1978
Recorded: April 6, 1978
Volume: M78, page 6686, Microfilm Records of Klamath County, Oregon
Between Donald W. Stevenson
And: Donald M. Buckingham and Sharon L. Buckingham, husband and wife
7. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
Dated: May 9, 1978
Recorded: May 10, 1978
Volume: M78, page 9511, Microfilm Records of Klamath County, Oregon
Amount: \$25,000.00
Grantor: Donald M. Buckingham and Sharon L. Buckingham, husband and wife
Trustee: William Sisemore
Beneficiary: Klamath First Federal Savings and Loan Association

The grantee appearing on the reverse of this deed agrees to assume said Trust Deed and to pay said Trust Deed in full, and further agrees to hold seller harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
of April A.D., 19 86 at 11:47 o'clock A.M., and duly recorded in Vol. M86
of Deeds on Page 7023

FEE \$14.00

Evelyn Biehn, County Clerk
By _____