

'86 MAY 27 AM 11 23

Vol. 180 Page 9003

61765

DEED

KNOW ALL PERSONS BY THESE PRESENTS, made this 19<sup>th</sup> day of May, 1986 that Leo Sagehorn, Grantor, in consideration of One Dollar and for the reasons hereafter stated does hereby convey unto the Personal Representative of the Estate of Marie J. Sagehorn, Deceased, and unto the Trustee of the Trusts established by the Last Will and Testament of Marie J. Sagehorn, executed August 10, 1982 for the use and benefit of the Devisees of her said Estate and the Beneficiaries of said Trusts, Grantees, the following described real property situated in Klamath County, Oregon, to wit:

An undivided one-half interest in the real property in Twp. 37 S.R. 13 E.W.M., and in Twp. 37 S.R. 14 E.W.M. and in Twp. 38 S.R. 13 E.W.M., Klamath County, Oregon which is more particularly described in Exhibit A attached hereto and made a part of this deed by this reference thereto.

TO HAVE AND TO HOLD the said premises and their appurtenances unto the said Grantees, as such Personal Representative and Trustee, their successors, grantees and assigns, forever.

Subject to the following law:

"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." ORS 93.040

I hereby certify that this conveyance is made to correct and quiet title in that the above described real property was purchased by Grantor and Marie Sagehorn with community property funds with each contributing one-half of the consideration therefore and that said real property was supposed to have been conveyed to Leo Sagehorn and Marie Sagehorn as Tenants in Common but that the

Oregon Scriviners who prepared the Deeds of Conveyance to said real property failed to do so. That said real property is property to which ORS 112.705 to 112.775 (Uniform Disposition of Community Property Rights at Death Act) apply and is subject to testamentary disposition by Marie J. Sagehorn under the laws of the State of Oregon pursuant to ORS 112.735. This conveyance is made, executed and delivered to confirm and quiet title of Marie J. Sagehorn and the Devisees of her said Estate and the Beneficiaries of the Trusts provided by her said Last Will and Testament in and to the undivided one-half interest in said real property herein and hereby conveyed and that no consideration as defined by ORS 93.030 has been paid for the property.

IN WITNESS WHEREOF, said Grantor has executed this Deed on the date first herein written.

Leo Sagehorn  
LEO SAGEHORN

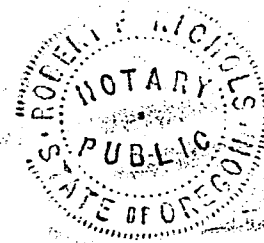
STATE OF OREGON       )  
                              ) ss.  
County of Lake        )

On this 19<sup>th</sup> day of May, 1986, personally appeared the above named Leo Sagehorn, and acknowledged the foregoing instrument to be his voluntary act and deed. BEFORE ME:

B. W. Muhl  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 9/19/89

Until a change is requested all tax statements shall be sent to:

Leo Sagehorn - Box 186  
Fort Bidwell, CA 96112



9005

IN TWP. 37 S.R. 13 E.W.M.

In Section 22:  
SE $\frac{1}{4}$ SE $\frac{1}{4}$

In Section 23:  
S $\frac{1}{4}$ SW $\frac{1}{4}$

In Section 26:  
W $\frac{1}{2}$ NW $\frac{1}{4}$

IN TWP. 37 S.R. 13 E.W.M.

In Section 27:

NE $\frac{1}{4}$ NE $\frac{1}{4}$

S $\frac{1}{4}$ NE $\frac{1}{4}$

SE $\frac{1}{4}$

NE $\frac{1}{4}$ SW $\frac{1}{4}$

S $\frac{1}{4}$ SW $\frac{1}{4}$

SE $\frac{1}{4}$ NW $\frac{1}{4}$

In Section 34:  
E $\frac{1}{2}$

In Section 35:

NW $\frac{1}{4}$ SW $\frac{1}{4}$

S $\frac{1}{4}$ SW $\frac{1}{4}$

NE $\frac{1}{4}$ SE $\frac{1}{4}$

W $\frac{1}{2}$ SE $\frac{1}{4}$

In Section 36:

SE $\frac{1}{4}$ NW $\frac{1}{4}$

SW $\frac{1}{4}$

W $\frac{1}{2}$ SE $\frac{1}{4}$

"ALL OF THE ABOVE IS TAX LOT 16-142 CODE 18/19" FARM USE VALUE.  
\$18,476.00.

EXHIBIT A - PAGE 1

IN TWP. 38 S.R. 13 E.W.M.

In Section 2:  
Lots 2, 3 & 4  
S $\frac{1}{2}$ SE $\frac{1}{4}$   
S $\frac{1}{2}$ NW $\frac{1}{4}$   
NW $\frac{1}{4}$ SW $\frac{1}{4}$

In Section 3:  
Lot 1

In Section 9:  
SE $\frac{1}{4}$ NW $\frac{1}{4}$   
NE $\frac{1}{4}$ SW $\frac{1}{4}$   
NE $\frac{1}{4}$ NE $\frac{1}{4}$

In Section 10:  
S $\frac{1}{2}$ NE $\frac{1}{4}$   
NE $\frac{1}{4}$ SE $\frac{1}{4}$   
NW $\frac{1}{4}$

In Section 11:  
E $\frac{1}{2}$ NE $\frac{1}{4}$   
SE $\frac{1}{4}$ SE $\frac{1}{4}$   
W $\frac{1}{2}$ SE $\frac{1}{4}$   
SE $\frac{1}{4}$ SW $\frac{1}{4}$

All of the above is in Tax Lot 2, Map 143, Code 36, Farm Use  
Value - \$13,391.00

IN TWP. 38 S.R. 13 E.W.M.

In Section 9:  
S $\frac{1}{2}$ NE $\frac{1}{4}$   
N $\frac{1}{2}$ SE $\frac{1}{4}$   
SE $\frac{1}{4}$ SW $\frac{1}{4}$

All of the above is Tax Lot 12, Map 143, Code 36, Farm Use  
Value - \$4,120.00

In Section 2:

A triangular tract of land lying in the SW $\frac{1}{4}$  of Sec. 3, Twp. 37 S. R. 14 E.W.M., more particularly described as follows: Said tract is bounded on the South by the South line of said Sec. 3, bounded on the West by the old Bonanza-Bly Wagon Road and bounded on the East by the Gerber Ranch Road, in Klamath County, Oregon.

There is no Oregon farm use value on this parcel.  
 Klamath County Assessor value: Land, \$1,440.00;  
 Improvements, \$200.00; Total \$1,640.00 for 2.88 acres.

## EXHIBIT A - PAGE 3

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 27th day  
 of May A.D., 19 86 at 11:23 o'clock A.M., and duly recorded in Vol. M86,  
 of \_\_\_\_\_ Deeds: \_\_\_\_\_ on Page 9003

By Evelyn Biehn,

County Clerk

FEE \$26.00

By *[Signature]*