

OK

65632

ATC 30139  
PERSONAL REPRESENTATIVE'S DEED

Vol. 186 Page 16040

THIS INDENTURE Made this 28th day of August, 1986, by and between April G. Pickett and Patrick L. Gallagher the duly appointed, qualified and acting personal representative of the estate of John P. Gallagher, deceased, hereinafter called the first party, and Jerry N. Fraley and Judy M. Fraley, 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 14, Block 8, Tract No. 1079, SIXTH ADDITION TO SUNSET VILLAGE, in the County of Klamath, State of Oregon.

SEE ATTACHED EXHIBIT "A" FOR SUBJECT TO:

(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 \$ 48,000.00

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 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.

April G. Pickett  
Patrick L. Gallagher  
Personal Representative  
of the Estate of John P. Gallagher 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.  
August 29, 1986  
Personally appeared the above named  
Patrick L. Gallagher  
and acknowledged the foregoing instrument to be his voluntary act and deed.

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:

Before me:  
Notary Public for Oregon  
My commission expires: 1-15-90

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

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jerry N. & Judy M. Fraley  
3890 Rio Vista  
Klamath Falls, OR 97603  
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.  
County of )  
I certify that the within instrument was received for record on the day of 1986, at o'clock M., and recorded in book/reel/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  
By Deputy

## EXHIBIT "A"

16041

## SUBJECT TO:

1. Taxes for the year 1986-87 are now a lien but not yet payable.
  2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
  3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062 and as per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at page 9346.
  4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Sixth Addition to Sunset Village.
  5. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof:
- Recorded Book : June 29, 1973  
 Page : M-73  
 : 8283
6. Mortgage, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:  
 Mortgagor : John P. Gallagher  
 Mortgagee : State of Oregon, represented and acting by the  
 : Director of Veterans' Affairs  
 Dated : May 12, 1980  
 Recorded : May 13, 1980  
 Book : M-80  
 Page : 8727  
 Amount : \$52,000.00
- which Mortgage the Grantees herein assume and agree to pay according to the terms contained therein.

NORTH CAROLINA  
STATE OF ~~OREGON~~County of Klamath } ss.

BE IT REMEMBERED, That on this 4th day of September, 1986,  
 before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within  
 named April G. Pickett

known to me to be the identical individual described in and who executed the within instrument and  
 acknowledged to me that she 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.

Jessie P. Allen  
 Notary Public for Oregon, North Carolina  
 My Commission expires Nov 22, 1987

GENERAL ACKNOWLEDGMENT  
Form No. 0-16

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
 of September A.D., 19 86 at 2:49 o'clock P M., and duly recorded in Vol. M86  
 of Deeds on Page 16040

FEE \$14.00

Evelyn Biehn, County Clerk  
 By [Signature]