

72268

THIS INDENTURE Made this 2<sup>nd</sup> day of February, 1987, by and between Gerald Motschenbacher, individually and as the duly appointed, qualified, and acting personal representative of the estate of Blanch E. Motschenbacher, aka Blanche E. Motschenbacher, deceased, hereinafter called the first party, and Gerald Motschenbacher and Ida F. Motschenbacher, husband and wife, as tenants by the entirety, 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 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:

Beginning at a point on the Westerly line of Eleventh Street 40 feet Northwest of the most Easterly corner of Lot 1 in Block 67 of Nichols Addition to the City of Klamath Falls according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence Northwesterly along the Westerly line of Eleventh Street 40 feet; thence Southwesterly at right angles to Eleventh Street to the Northerly line of the U. S. Irrigation Canal; thence Southeasterly along said canal 40 feet, more or less to the Northerly line of property heretofore conveyed to Glenn C. Lorenz; thence Northeasterly at right angles to Eleventh Street to the Westerly line of Eleventh Street, the point of beginning; being the central 40 feet of Lots 1 and 2 of said block and addition, facing 40 feet on Eleventh Street. SAVING AND EXCEPTING THEREFROM any portion thereof lying within the right of way of the USBR canal. SUBJECT TO the contract vendee's interest of Richard M. Moore and Cheryl L. Moore, husband and wife.

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.

TO HAVE AND TO HOLD the same unto the said second party and second party's successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is none. The transfer is made in connection with the distribution of the estate of the above-named decedent.

IN WITNESS WHEREOF, the said first party has executed this instrument.

STATE OF OREGON ) ss.  
County of Josephine )

Gerald Motschenbacher  
Gerald Motschenbacher, individually  
and as Personal Representative of the  
Estate of Blanch E. Motschenbacher, Dec.

On February 2, 1987, BEFORE ME PERSONALLY appeared the above named Gerald Motschenbacher and acknowledged the foregoing instrument to be his voluntary act and deed.

Em M. Salin  
Notary Public for Oregon  
My Commission expires: 1/30/91

(SEAL)  
AFTER RECORDING RETURN TO:  
Schultz, Salisbury & Cauble  
PO Box 378, Grants Pass, OR 97526

Until a change is requested, all  
tax statements shall be sent to:  
ADDRESS OF RECORD

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Schultz, Salisbury & Cauble, Lawyers  
on this 12th day of March A.D., 19 87  
at 8:51 o'clock A. M. and duly recorded  
in Vol. M87 of Deeds Page 3960  
By Evelyn Biehn, County Clerk  
By Am Smith Deputy.

Fee, \$10.00

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