

MTC-19230K
PERSONAL REPRESENTATIVE'S DEED

JUDITH S. MOISIO, personal representative of the Estate of Robert Moisio, Deceased, grantor, conveys to ROBERT F. WILLIAMS and SUZANNE WILLIAMS, husband and wife, grantees, that certain real property, situated in Klamath County, Oregon, as more fully described on Exhibit A attached hereto.

The true and actual consideration for this conveyance is \$495,000.00.

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.

Dated this 21st day of July, 1988.

Judith S. Moisio, Personal Representative of the Estate of Robert Moisio, deceased
85-43-172
Judith S. Moisio, Personal Representative of the Estate of Robert Moisio, Deceased

STATE OF OREGON }

County of KLAMATH }

ss.

The foregoing instrument was acknowledged by the above-named JUDITH S. MOISIO to be her voluntary act as personal representative.

Before me this 21st day of July, 1988

Linda Steller
NOTARY PUBLIC FOR OREGON
My commission expires 7/13/89

Until a change is requested, send tax statements to:

Robert F. Williams

Chiloquin, Oregon 97624

Return: MTC

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EXHIBIT "A"
LEGAL DESCRIPTION

The following described property is situate in Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Section 26: SW1/4 SW1/4

Section 27: SE1/4 NE1/4, SE1/4 NW1/4, S1/2, SW1/4 NE1/4

Section 28: E1/2 SE1/4 and all that portion of the E1/2 SW1/4 NE1/4 and the SE1/4 NE1/4 lying South of the Chiloquin-Sprague River Highway, as presently located, and being more particularly described as follows: Beginning at the intersection of the Westerly right of way line of the Chiloquin-Sprague River Highway and the East-West center section line of said Section 28; thence West along the center section line 1664.0 feet to the Southwest corner of the E1/2 SW1/4 NE1/4 of aforesaid Section 28; thence North 2 degrees 26' East along the West boundary of the aforesaid E1/2 SW1/4 NE1/4 of said Section 28, 912.0 feet, more or less, to the Southerly right of way boundary of the aforesaid Chiloquin-Sprague River Highway; thence Southeasterly along said right of way boundary as follows: South 66 degrees 50' East 670 feet; South 64 degrees 16' East 407.5 feet; South 58 degrees 41' East 288.7 feet; South 53 degrees 06' East 299.5 feet, and South 48 degrees 03' East 215.8 feet, more or less, to the point of beginning.

Section 34: W1/2 NE1/4, NW1/4

Section 35: NW1/4 NW1/4, E1/2 NW1/4

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) The assessment roll and the tax roll disclose that the premises herein-described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied; in addition thereto a penalty may be levied if notice of disqualification is not timely given. (3) Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the common high water mark of Sprague River. (4) Reservations and restrictions contained in deed, subject to the terms and provisions thereof, dated April 20, 1928, recorded October 11, 1929, in Volume 89, Page 466, Deed Records of Klamath County, Oregon. (Affects NW1/4 and W1/2 NE1/4, Section 34, Township 34 S., R. 8.) (5) Reservations and restrictions as contained in deed, subject to the terms and provisions thereof, dated April 20, 1928, recorded October 11, 1929, in Volume 89, Page 467, Deed Records of Klamath County, Oregon. (Affects SE1/4, Section 27, SE1/4 NW1/4 and SE1/4 NE1/4, Section 27, all in Township 34 S., R. 8.) (6) Reservations and restrictions as contained in Land Status Report, subject to the terms and provisions thereof, recorded November 18, 1958, in Volume 306, Page 399, Deed Records of Klamath County, Oregon. (7) Reservations and restrictions as contained in Land Status Report, subject to the terms and provisions thereof, recorded November 18, 1958, in Volume 306, Page 409, Deed Records of Klamath County, Oregon. (8) Easement created by instrument, subject to the terms and provisions thereof, dated April 22, 1959, recorded May 12, 1959, in Volume 312, Page 367, Deed Records of Klamath County, Oregon, in favor of The California Oregon Power Company for electrical right of way. (9) Easement created by instrument, subject to the terms and provisions thereof, dated July 25, 1961, recorded July 25, 1961, in Volume 333, Page 547, Deed Records of Klamath County, Oregon, in favor of The California Oregon Power Company for electrical right of way.

(10) Reservations as contained in deed, subject to the terms and provisions thereof, dated January 31, 1963, recorded May 4, 1963, in Volume 343, Page 451, Deed Records of Klamath County, Oregon. (Affects E&NW 1/4, Section 35, Township 34 S., R. 8.) (11) Mortgage, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein, dated November 29, 1979, recorded December 3, 1979, in Volume M79, Page 27898, Microfilm Records of Klamath County, Oregon; re-recorded March 20, 1980, in Volume M80, Page 5302, Microfilm Records of Klamath County, Oregon, in the amount of \$160,404.00, wherein Robert Moisio is the mortgagor and the State of Oregon, represented and acting by the Director of Veterans' Affairs (Loan #1-P26532), which mortgage grantors assume and agree to pay in accordance with the terms thereof. (12) Road use agreement, subject to the terms and provisions thereof, dated September 24, 1979, recorded April 9, 1980, in Volume M80, Page 6681, Microfilm Records of Klamath County, Oregon. (13) Easement, created by instrument, subject to the terms and provisions thereof, dated October 13, 1984, recorded January 8, 1985, in Volume M85, Page 334, Microfilm Records of Klamath County, Oregon, in favor of Telephone Utilities of Eastern Oregon, Inc., an Oregon corporation, for the right to bury and maintain underground telephone facilities. (14) Easement, created by instrument, subject to the terms and provisions thereof, dated March 31, 1987, recorded April 3, 1987, in Volume M87, Page 5549, Microfilm Records of Klamath County, Oregon, in favor of Eugene R. Holland and Marjorie Holland for a 30-foot non-exclusive, perpetual right of way for access and egress. (15) Easement, created by instrument, subject to the terms and provisions thereof, dated May 20, 1988, recorded June 9, 1988, in Volume M88, Page 8960, Microfilm Records of Klamath County, Oregon, in favor of Richard M. Miller and Teresa S. Miller, husband and wife, for electrical right of way. (16) Agreement, including the terms and provisions thereof, dated June 26, 1962, recorded October 18, 1962, in Volume 341, Page 36, Deed Records of Klamath County, Oregon, between Jess Francis and Hilda Francis, husband and wife, and Marshall W. Poole, et al.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 22nd day
of July A.D. 19 88 at 9:32 o'clock A.M., and duly recorded in Vol. M88
of Deeds on Page 11628.

FEE \$18.00

Evelyn Biehn - County Clerk

By Pauline Mullens