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95604

PERSONAL REPRESENTATIVE'S DEED

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THIS INDENTURE Made this 30th day of December, 1988, by and between GERRIT DeGROOT and MARGARETHA R. ESTENSON, the duly appointed, qualified and acting personal representative of the estate of ARIE DeGROOT and MARIA S. DeGROOT, deceased, hereinafter called the first party, and IRA P. FULMER and GRACE C. FULMER, 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:

Lots 2, 3, 4 and 5 in Block 35 BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat on file in the office of the County Clerk, Klamath County, Oregon.

SAVING AND EXCEPTING that portion of said Lots 2 and 3 conveyed to State of Oregon by and through its State Highway Commission by Deed Volume 303, Page 166, Deed Records of Klamath County, Oregon.

SUBJECT TO: 1) Limited access in deed to the State of Oregon by and through its State Highway Commission recorded September 3, 1958 in Volume 303 at page 166; 2) Reservations or exceptions in patents or in Acts authorizing the issuance thereof; 3) Any encroachments, unrecorded

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) (See 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 \$ 52,000.00

③ However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). ③ 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. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Gerrit A. DeGroot
Gerrit A. DeGroot
Margaretha Estenson
Margaretha Estenson
Personal Representative
of the Estate of Arie DeGroot and Deceased.
Maria S. DeGroot

NOTE—The sentence between the symbols ③, if not applicable, should be deleted. See ORS 93.030.

STATE OF OREGON,

County of Klamath, 1988

Personally appeared the above named
Gerrit A. DeGroot and
Margaretha Estenson

and acknowledged the foregoing instrument to be their voluntary act and deed.

[Signature]
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 7-6-90

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____,

_____ 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)

The Heirs and Devisees of the Estate of
Arie DeGroot and Maria S. DeGroot

c/o KLAMATH FIRST FEDERAL S&LA
GRANTOR'S NAME AND ADDRESS

Ira P. and Grace C. Fulmer
37 Lowell St.
Klamath Falls, OR 97601

After recording return to:

Klamath First Federal Savings & Loan Assn.
540 Main St.
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

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 _____/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

easements, violations of covenants, conditions and restrictions, and any other matters which would be disclosed by a correct survey.
4) Any statutory liens for labor or material, including liens for contributions due to the State of Oregon for unemployment compensation and for workmen's compensation, which have now gained or hereafter may gain priority over the lien of the insured mortgage, which liens do not now appear of record.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 4th day
of Jan. A.D., 19 89 at 12:40 o'clock P M., and duly recorded in Vol. M89
of Deeds on Page 149
Evelyn Biehn, County Clerk
By Pauline Mullendore

FEE \$13.00