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K-41330

PERSONAL REPRESENTATIVE'S DEED

Vol. 289 Page 8888

THIS INDENTURE Made this 4th day of April, 19 89, by and between DONALD R. WAGGONER AND NORMA E. WAGGONER the duly appointed, qualified and acting personal representative of the estate of HARRY R. WAGGONER KENNETH J. ANDERSON, deceased, hereinafter called the first party, and 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:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

(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 \$ 2,000.00. 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.

Donald R. Waggoner
DONALD R. WAGGONER
Norma E. Waggoner
NORMA E. WAGGONER
Personal Representative
of the Estate of Deceased.

NOTE-The sentence between the symbols (), if not applicable, should be deleted. See ORS 93.030.

STATE OF OREGON,

County of Curry ss.
4-12, 1989

Personally appeared the above named Donald R. Waggoner and Norma E. Waggoner and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, Christine Ann Chapman
Notary Public for Oregon
My commission expires: 9/7/91

STATE OF OREGON, County of ss.
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Personally appeared and who, being duly sworn, each for himself and not on for the other, did say that the former is the president and that the latter is the secretary of

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)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Kenneth J. Anderson
HC 34 Box 67C
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

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/real/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

DESCRIPTION

The following described real property situate in Klamath County, Oregon:

A portion of the NE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 10, Township 36 South, Range 6 E.W.M., the true beginning of which is located as follows: Beginning at an iron pin at the Southwest corner of Lot 25, Frontier Tracts, said corner being S. 0°36' W. a distance of 669.40 feet and S. 89°24' W. a distance of 460.0 feet from the center one-quarter corner of said Section 10; thence N. 0°36' E. a distance of 247.0 feet to an iron pin; thence S. 89°24' W. a distance of 50.0 feet to an iron pin; thence N. 0°36' E. a distance of 99.2 feet to an iron pin on the South line of "A" Street, "Frontier Tracts"; thence S. 89°17' W. along the South line of said "A" Street 45 feet to a three foot length of 2 inch diameter pipe driven flush with the ground surface which marks the true point of beginning for the description for the exterior boundary of the land herein described.

Beginning at the above said point of true beginning; thence S. 89°17' W. on the South line of "A" Street, "Frontier Tracts" a distance of 145.0 feet to an iron pin; thence S. 00°36' W. a distance of 158.2 feet; thence N. 80°40' E. a distance of 65.99 feet; thence N. 00°36' E. a distance of 83.1 feet; thence N. 89°17' E. a distance of 80.00 feet; thence N. 00°36' E. a distance of 65.0 feet to the above said true beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co.
of May A.D., 19 89 at 10:34 o'clock A.M., and duly recorded in Vol. 23rd day
of Deeds on Page 8888

FEE \$13.00

Evelyn Biehn - County Clerk
By Pauline Mullendore