

ON

2552

MTL-21223
PERSONAL REPRESENTATIVE'S DEED

Vol. m89 Page 12801

THIS INDENTURE Made this 11 day of June-July, 19 89, by and between DOROTHY E. COTTON the duly appointed, qualified and acting personal representative of the estate of VIRGINIA SEXTON, deceased, hereinafter called the first party, and BRADLEY F. SEXTON 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 incorporated herein.

(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 \$ 50,000.00

~~XXXXXXX~~
~~XXXXXXX~~ (indicate which).^①

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 and its seal affixed by an officer duly authorized thereto 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.

Dorothy E. Cotton
DOROTHY E. COTTON

Personal Representative
of the Estate of VIRGINIA SEXTON Deceased.

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.

(If the signer of the above is a corporation, use the form of acknowledgment opposite and affix corporate seal.)

STATE OF OREGON, }
County of Jackson } ss.

This instrument was acknowledged before me on June-July 11, 19 89 by DOROTHY E. COTTON

[Signature]
Notary Public for Oregon
(SEAL) OF OREGON
My commission expires: 8-26-89

STATE OF OREGON, }
County of _____ } ss.

This instrument was acknowledged before me on _____, 19 _____, by _____ of _____

Notary Public for Oregon
(SEAL)
My commission expires: _____

DOROTHY E. COTTON o/c
MT TITLE COMPANY
800 CATER LA AVE SUITE 101, MEDFORD, OR 97504
GRANTOR'S NAME AND ADDRESS

BRADLEY F. SEXTON
5310 OLD MIDLAND ROAD
KLAMATH FALLS, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
MOUNTAIN TITLE ESCROW
P.O. BOX 8140
MEDFORD, OR 97504
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
BRADLEY F. SEXTON
5310 OLD MIDLAND ROAD
KLAMATH FALLS, OR 97603
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/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 TITLE
By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

89 JUL 13 AM 9 41

Order No: 21223

EXHIBIT "A"
LEGAL DESCRIPTION

A piece or parcel of land situate in the E1/2 of W1/2 of NE1/4 of Section 2, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Beginning at a point in the line marking the Northerly boundary of Section 2, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, from which the Northeasterly corner of the said Section 2 bears North 89 degrees 53' East 1747.2 feet distant; and running thence South 0 degrees 39' East 465.5 feet; thence North 78 degrees 40' East 62.5 feet; thence South 2 degrees 45' East 917 feet, more or less to a point in the line marking the Northeasterly boundary of the right of way of the C-4-C Canal of the U.S.R.S. Klamath Project; thence Southeasterly along said right of way boundary line to its intersection with the Easterly boundary of the said W1/2 of the NE1/4 of the said Section 2; thence Northerly along said boundary line to the Northeast corner of the said W1/2 of NE1/4 of said Section 2; thence South 89 degrees 53" West 422.2 feet, more or less, to the point of beginning, saving and excepting any portion of the above tract contained in the right of way of the C-4 Canal of the said U.S. Reclamation Service Klamath Project.

Tax Account No: 4009 00200 00300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 13th day
of July A.D., 19 89 at 9:41 o'clock AM., and duly recorded in Vol. M89
of Deeds on Page 12801

Evelyn Biehn County Clerk

By David M. Muelin

FEE \$13.00