

14201

## PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 27th day of April, 1990, by and between ALEXIA L. HARDT the duly appointed, qualified and acting personal representative of the estate of RUSSELL S. WEARNER, deceased, hereinafter called the first party, and

MARY E. WOODARD

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:

Lot 21 NEW DEAL TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3809-35CC-400

SUBJECT TO: Liens and encumbrances of record and those apparent upon the land if any, as of the date of this deed, including Trust Deed in favor of Willamette Savings & Loan Assoc. which buyer DOES NOT agree to assume and pay, and seller further

"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."

agrees to hold buyer harmless therefrom.

(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 \$ 32,000.00

~~However, the actual consideration consists of a combination of the property described in this deed and the whole of the estate of the first party, and the consideration is the whole of the estate of the first party.~~

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 CONSTITUTE THAT ANY PARTIAL INTEREST IN THE ESTATE OF THE FIRST PARTY DESCRIBED IN THIS INSTRUMENT, AND THE SELLER SHOULD BEWARE OF THE POSSIBILITY OF A LITIGATION IN THE COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.~~

Alexia L. Hardt  
Alexia L. Hardt

Personal Representative  
of the Estate of Russell S. Wearner Deceased.

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

STATE OF OREGON,

County of Klamath

Personally appeared the above named

Alexia L. Hardt

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

(OFFICIAL SEAL)

Before me:

James Spencer  
JAMES SPENCER  
Notary Public for Oregon  
My commission expires: 8/16/92

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

\_\_\_\_\_, 19\_\_\_\_

Personally appeared \_\_\_\_\_ 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 \_\_\_\_\_

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)

Alexia L. Hardt535 LagunaKlamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS

Mary E. Woodard9669 Hill Rd.Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mary E. Woodard9669 Hill Rd.Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Mary E. Woodard9669 Hill Rd.Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 30th day of April, 1990, at 11:56 o'clock A. M., and recorded in book/reel/volume No. M90 on page 8030 or as fee/file/instrument/microfilm/reception No. 14201, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By Pauline Muller Deputy

Fee \$28.00

SPACE RESERVED  
FOR  
RECORDER'S USE

90 APR 30 AM 11 56