

K. 42379

PERSONAL REPRESENTATIVE'S DEED

ELIZABETH LAURA OTTOMAN and SHIRLEY ANN MICKA, Personal Representatives of the estate of JAMES A. BUNNELL also known as J. A. BUNNELL and JAMES ALBERT BUNNELL, Deceased, grantor, conveys to ROBERT G. MICKA and SHIRLEY A. MICKA, husband and wife, grantee the following described real property located in Klamath County, Oregon, to-wit:

A parcel of land situated in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 11, Township 41 South, Range 11 E.W.M., in Klamath County, Oregon, being more particularly described as follows: Beginning at a 5/8 inch iron pin in the East right of way boundary of the Adams Point County Road, as the same is presently located and constructed from which the monument marking the Southwest corner of Sec. 11, T. 41 S., R. 11 E.W.M., bears N. 89°57'10" W. 30.0 feet and S. 0°02'50" W. 251.75 feet distant; thence N. 0°02'50" E. along the Easterly right of way boundary of said County Road 475.20 feet to an iron pin at its intersection with the Southwesterly right of way boundary of the Burlington-Northern Railroad; thence along said Railroad right of way S. 61°34'10" E. 389.7 feet to a point; thence along a circular curve to the left (which has a central angle of 0°40'40", a radius of 5929.65 feet, and a long chord which bears S. 61°54'34" E. 70.38 feet) a distance of 70.4 feet to a 5/8 inch iron pin; thence continuing along a circular curve to the left (which has a central angle of 5°55'50", a radius of 5929.65 feet, and a long chord which bears S. 65°13'00" E. 613.75 feet) a distance of 613.80 feet to a 5/8 inch iron pin; thence leaving said Railroad right of way, N. 89°57'10" W. 962.4 feet, more or less, to the point of beginning, containing 4.96 acres, more or less.

SAVINGS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL: Beginning at a 5/8 inch iron pin at the intersection of the southwesterly right of way line of the Burlington Northern Railroad and the East right of way line of the Adams Point Road, as the same is presently located and constructed, from which the monument marking the southwest corner of Section 11, T. 41 S.R. 11 E.W.M. bears N. 89°57'10" W. 30.00 feet and S. 0°02'50" W. 726.95 feet distant; thence S. 61°34'10" E. along the southwesterly right of way line of said railroad 380.7 feet to a point; thence along a circular curve to the left (having a central angle of 0°40'40" a radius of 5929.65 feet, and a long chord which bears S. 61°54'34" E. 70.38 feet) a distance of 70.4 feet to a 5/8 inch iron pin; thence S. 89°41' W. along an existing fence 405.0 feet to a 5/8 inch iron pin on the East right of way line of the Adams Point Road; thence N. 0°02'50" E. along said right of way 221.0 feet to the point of beginning.

AND FURTHER EXCEPTING:

Parcel One: Beginning at a point on the Easterly right of way boundary of the Adams Point County Road from which the Southwest corner of Section 11, T. 41 S. R. 11 E.W.M. bears N. 89°57'10" W. 30.00 feet and S. 0°02'50" W. 505.95 feet distant; thence N. 89°41' E. along the Northerly boundary of Tax Lot 87-2 405.0 feet to a point on the southerly right of way boundary of the Burlington-Northern Railroad as the same is presently located and constructed; thence along a circular curve to the left which has a deflection angle of 1°11'50", a radius of 5929.65 feet, a long chord which bears S. 62°51' E. 123.90 feet, a distance of 123.96 feet to an iron pin set during county Survey No. 3087; thence S. 0°54'15" W. 33.45 feet to a point, thence around a circular curve to the right which has a deflection angle of

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1°11'50", a radius of 5959.65 feet, and a long chord which bears N. 62°51' W. 131.36 feet, a distance of 131.42 feet; thence S. 89°41' W. parallel to, and 30.0 feet distant from, the northerly line of said Tax Lot 87-2 397.67 feet, more or less, to the easterly right of way boundary of the Adams Point County Road; thence N. 0°02'50" E. 30.0 feet to the point of beginning.

Parcel Two: Beginning at a 5/8 inch iron pin from which the southwest corner of Section 11, T. 41 S., R. 11 E.W.M. bears N. 89°57'10" W. 542.50 feet and S. 0°02'50" W. 251.75 feet distant; thence N. 0°54'15" E. 200.28 feet to a 5/8 inch iron pin on the Southwesterly right of way line of the Burlington-Northern Railroad, as the same is presently located and constructed; thence following said southwesterly right of way line along a circular curve to the left (having a central angle of 4°44'00", a radius of 5929.65 feet, and a long chord which bears S. 65°48'55" E. 489.72 feet) a distance of 489.84 feet to a 5/8 inch iron pin; thence, leaving said Railroad right of way, N. 89°57'10" W. 449.90 feet to the point of beginning.

TOGETHER WITH 1972 Sunnybrook Mobile Home, serial #30414, Oregon license No. X 879242.

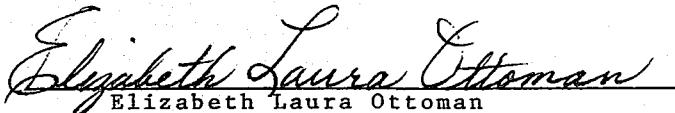
All water and water rights used upon or appurtenant to said property, however evidenced;

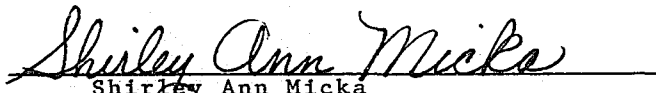
Together with all tenements, hereditaments, and appurtenances thereunto belonging or any wise appertaining; subject to any and all easements, rights of way, or restrictions of record, and the exceptions, provisions and reservations contained in patents or deeds from the United States of America, or the State of Oregon, or in other deeds of record.

The true and actual consideration for this conveyance is \$40,000.00.

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: 6/21/90, 1990.


Elizabeth Laura Ottoman
Personal Representative


Shirley Ann Micka
Personal Representative

Of the Estate of James A. Bunnell, also known
as, J. A. Bunnell and James Albert Bunnell,
Deceased

14038

STATE OF OREGON)
) ss.
COUNTY OF KLAMATH)

On this 21 day of June, 1990, personally appeared the above named ELIZABETH LAURA OTTOMAN and SHIRLEY ANN MICKA, Personal Representatives of the Estate of James A. Bunnell, also known as, J. A. Bunnell and James Albert Bunnell, Deceased, and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

Eda Gilbert
Notary Public

My Commission expires: 6-6-93

WHEN RECORDED MAIL TO:

Giacomini & Knieps
Attorneys at Law
706 Main Street
Klamath Falls, Oregon 97601

MAIL TAX STATEMENTS TO:

Robert G. Micka and
Shirley A. Micka
HC 62, Box 43 A
Merrill, Oregon 97633

(Don't use this space; reserved for recording label in counties where used.)

38.00

STATE OF OREGON

County of Klamath ss.

I certify that the within instrument was received for record on the 16 day of July, 1990, at 10:35 o'clock a M. and recorded in book M90 on page 14036 or as filing fee number 17571, Record of Deeds of said County.

Witness my hand and seal of County affixed.
Evelyn Biehn

County Clerk Title
By Bernetha J. Reed Deputy