

1 IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR DOUGLAS COUNTY.

2 In the Matter of the Estate) No. PB89-0264
) ORDER APPROVING
 3 of) FINAL ACCOUNT AND
) DECREE OF FINAL
 4 ELERY ELDON PERRY, Deceased) DISTRIBUTION

FILED
 AT 4:30 CLOCK 2 M

MAY 29 1990

TRIAL COURT ADMINISTRATOR

5 The personal representative filed his
 6 final account herein on May 17, 1990 and
 7 each of the heirs and devisees having filed
 8 waiver of time herein consenting to immediate entry of order
 9 requested in said final account, the court finds that:

1. All Oregon income and personal property taxes have
 8 been paid and appropriate release and clearance therefor has been
 9 filed herein.

2. All claims of creditors known to the personal representative
 10 have been paid. Remaining expenses of administration are
 11 reasonable fees of attorneys employed herein by the personal
 12 representative in the sum of \$2200.00.

3. The personal representative has elected to waive
 12 compensation for his services herein.

4. The remainder of the estate assets, after payment of
 13 expenses set forth above, is vested in the following devisees under
 14 decedent's will as set forth on Exhibit 1 attached hereto,
 15 incorporated by reference and made a part hereof as if set out
 16 herein at this point verbatim.

5. Partial advance distribution in kind of estate assets
 15 was made to devisees of the decedent pursuant to order of the court
 16 entered 28 March 1990, as follows:

Devisee	Description of Property	Value
Eldon LeRoy Perry	1971 Chevrolet Pickup	600.00
Elery Blaine Perry	1981 Ford 2-Door	900.00
Elery Blaine Perry	1972 Winnebago Motor Home	3500.00

18 NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED:

1. The final account is approved;

2. The personal representative is allowed the sum of \$2200.00
 19 as a reasonable fee to be paid his attorney;

3. The personal representative is directed to make distribution
 20 of the remaining estate property to the persons and in the amounts
 21 set forth in Finding 4 above and said property is hereby vested in
 22 said persons in the amounts set forth; and

4. Advance distribution made by the personal representative to
 23 devisees is hereby ratified and confirmed.

24 DATED: May 29, 1990.

Jean G. Seitz

Circuit Judge

25 Prepared & Submitted by:
 26 Dudley C. Walton (OSB #48078)
 Of Attorneys for Personal Repr.

1- Order Approving Final Account and
 Decree of Final Distribution

'90 JUL 25 PM 2 11

WALTON, NILSEN, WALKER & JOHNSON, P.C.
 435 S.E. KANE STREET
 ROSEBURG, OREGON 97470-0312
 (503) 673-4451

ELDON LeROY PERRY, ELERY BLAINE PERRY, RODNEY DALE PERRY and MARTIN LEE PERRY, AN UNDIVIDED ONE-FOURTH INTEREST IN EACH AS TENANTS IN COMMON and not with right of survivorship, in and to the following described real property situate in Douglas County, Oregon, to wit: BEGINNING at a 5/8" x 30" iron rod set on the North right of way line of County Road No. 121 from which the Southeast corner of D.L.C. No. 44 in Section 24, Township 28 South, Range 5 West, W.M. bears South 88° 00' 30" East, 975.22 feet; thence running along the North right of way of County Road No. 121 North 89° 46' 51" West, 107.09 feet to County Road Station No. 148+00 to a 5/8" iron rod and cap; thence running South 87° 21' 24" West, 100.12 feet to a County Road Station 147+00 to a point; thence running South 89° 46' 20" West, 106.80 feet to a point on a fence post from which a 5/8" x 30" iron rod bears South 0.27 feet; thence running along a fence line North 3° 38' 12" East (North 3° 38' 06" East) 546.51 feet to a 5/8" x 30" iron rod; thence running North 89° 30' 57" East (North 89° 30' 40" East. 303.56 feet) 303.71 feet to a 5/8" x 30" iron rod; thence running South 2° 03' 16" West, 163.58 feet to a 5/8" x 30" iron rod; thence running South 2° 46' 55" West, 380.33 feet to the point of beginning and being located in Section 24, Township 28 South, Range 6 West, W.M., Douglas County, Oregon Douglas County Assessor's Tax Account #10460.08
Inventory Value-----\$25,580.00

ELDON LeROY PERRY, ELERY BLAINE PERRY, RODNEY DALE PERRY and MARTIN LEE PERRY, AN UNDIVIDED ONE-FOURTH INTEREST IN EACH AS TENANTS IN COMMON, and not with right of survivorship, in and to the Seller's Interest in Contract of Sale wherein Elery E. Perry is Seller and Stanley C. Sewall et ux are Buyers dated 8/31/77, in Douglas National Bank, Roseburg, Escrow Collection #420488, having an unpaid principal balance of \$8132.85 with interest paid to 4/24/90, covering real property situate in Douglas County, Oregon, described as follows: BEGINNING at a point on the North side of the County Road in Section 24, Township 28 South, Range 6 West, W.M., at an iron pipe which is 26.1 chains West of the Southeast exterior L corner of the Jesse Roberts D.L.C. No. 46, said Township and Range; thence running West 7.75 chains along the North side of said road to an iron pipe; thence North 6.85 chains to an iron pipe; thence East 8.34 chains to an iron pipe;

thence South 4° 55' West 6.87 chains to the point of beginning, excepting a strip of land 12.2 feet in width along the Westerly side thereof.

Excepting therefrom the following described real property: Beginning at a point on the North side of a County Road 26.10 chains WEST of the Southeast Exterior L corner of the Jesse Roberts D.L.C. No. 44 and No. 46, in Township 28 South, Ranges 5 and 6 West, W.M.; thence West 165.88 feet; thence North 4° 10' East 525.2 feet; thence East 165.88 feet; thence South 4° 10' West 525.2 feet to the point of beginning, in Section 24, Township 28 South, Range 6 West, W.M., Douglas County, Oregon.

Excepting therefrom that portion lying within realigned County Road No. 121

Eldon LeRoy Perry, Individually

UNDIVIDED 2/3 INTEREST as tenant in common with Eldon Perry and Lorraine Perry, husband and wife, in and to the following described real property, to wit:

Lot 5, Block 2, MAHNS ACRES

Klamath County, Oregon

Assessor's Tax Account #131645

Inventory Value-----\$ 3,066.00

UNDIVIDED 1/4 INTEREST in Douglas County Farm Bureau Cooperative Exchange, Inc. stock and credit reserve account

Inventory Value-----\$ 22.31

CASH in the sum of \$ 6,583.13

TOTAL VALUE OF DISTRIBUTION to Eldon LeRoy Perry

18,699.65

Elery Blaine Perry, Individually

UNDIVIDED 1/4 INTEREST in Douglas County Farm Bureau Cooperative Exchange, Inc. stock and credit reserve account

Inventory Value-----\$ 22.32

CASH in the sum of \$ 5,849.12

TOTAL VALUE OF DISTRIBUTION to Elery Blaine Perry

18,699.65

Rodney Dale Perry, Individually
 UNDIVIDED 1/4 INTEREST in Douglas County Farm
 Bureau Cooperative Exchange, Inc. stock
 and credit reserve account

Inventory Value----- \$ 22.31

UNDIVIDED 1/2 INTEREST in real property described
 on Exhibit 1-A attached hereto and incorporated
 herein by reference, situate in Douglas County, Or.

Inventory Value----- 1,900.00

1958 Marat Mobile Home

OR Lic. R468329

Inventory Value----- 300.00

1966 Champion Mobile H0me

OR Lic. X74634 5

Inventory Value----- 1,500.00

Kency Credit Writ

of Garnishment 815.43

Cash to Rodney Dale

Perry 5733.68

CASH in the sum of 6,549.11

TOTAL VALUE OF DISTRIBUTION to Rodney Dale Perry 18,699.64

Martin Lee Perry, Individually
 UNDIVIDED 1/4 INTEREST in Douglas County Farm
 Bureau Cooperative Exchange, Inc. stock
 and credit reserve account

Inventory Value-----\$ 22.31

1968 VW Van

OR Lic. JRP903

Inventory Value----- 400.00

CASH in the sum of \$ 9,849.12

TOTAL VALUE OF DISTRIBUTION to Martin Lee Perry 18,699.64

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UNDIVIDED ONE-HALF INTEREST in the following described
real property:

BEGINNING at a 5/8" iron rod from which the Southeast corner of D.L.C. No. 44, Section 19, Township 28 South, Range 5 West, W.M., Douglas County, Oregon bears South 66° 36' 02" East 1041.90 feet;
thence running along the centerline of a 30' easement road North 77° 33' 47" East, 256.86 feet to a 5/8" iron rod set on the East property line of Recorder's #79-66803;
thence running South 0° 35' 19" West 32.0 feet to a 3/4" iron pipe;
thence running North 84° 54' 38" East (North 84° 54' 21" East, 254.31 feet) 254.21 feet to a 1/2" iron pipe;
thence running South 0° 51' 58" West (South 0° 53' 19" West 347.36 feet) 347.43 feet to a 5/8" iron rod on the North right of way of County Road No. 121;
thence running along said County Road No. 121 South 77° 34' 44" West 39.01' to a 5/8" iron rod and cap;
thence running along said County Road No. 121 South 80° 26' 29" West 100.1 feet to a 5/8" iron rod and cap;
thence running along said County Road No. 121 South 74° 47' 59" West 104.88 feet to a 5/8" iron rod and cap at the beginning of a curve to the right;
thence running along a 5° 09' 27" degree curve whose radius is 1110.92 feet (the long chord which bears South 83° 47' 03" West 240.13 feet) 240.64 feet to a 5/8" iron rod;
thence running North 89° 46' 51" West, 40.12 feet to a 5/8" iron rod on the County Road right of way;
thence running North 2° 46' 55" East, 380.33 feet to a 5/8" iron rod at the point of beginning, being located in the Northeast Quarter of Section 24, Township 28 South, Range 5 West, W.M., Douglas County, Oregon.

THE FOLLOWING ONE-HALF INTEREST IN THE FOLLOWING DESCRIBED

Tract beginning at a 578' from and from which the southeast corner of S.W. 1/4, Section 12, Township 12 South, Range 1 East, County of Douglas, Oregon bears south 89° 01' 01" East 1041.80 feet; thence running along the centerline of a 32' easement road north 77° 31' 47" East, 1251.80 feet to a 578' from and on the East property line of Recorder's 122-4831; thence beginning South 0° 35' 19" West 33.9 feet to a 174' iron pipe; thence running North 84° 34' 38" East (North 84° 34' 31' East, 324.31 feet) to a 173' iron pipe; thence running South 0° 31' 58" West (South 0° 31' 57" West, 347.56 feet) 347.56 feet to a 578' from and on the North right of way of County Road No. 121; thence running along said County Road No. 121 South 77° 31' 47" West 31.01' to a 578' from and on the North right of way of County Road No. 121; thence running along said County Road No. 121 North 89° 01' 01" West 100.1 feet to a 578' from and on the North right of way of County Road No. 121; thence running along said County Road No. 121 South 77° 31' 47" West 104.88 feet to a 578' from and on the North right of way of County Road No. 121; thence beginning at a curve to the right, bearing along a 57° 08' 37" bearing curve whose length is 1110.97 feet (chord which bears North 89° 01' 01" West 140.12 feet) 140.12 feet to a 578' from and on the County Road right of way.

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

on this 25th day of July A.D., 1990
at 2:11 o'clock PM. and duly recorded
in Vol. M90 of Deeds Page 14824.

Evelyn Biehn County Clerk

By Rubina Muelendore
Deputy.

Fee, \$30.00

STATE of OREGON } SS
COUNTY of DOUGLAS }

I Certify that the foregoing has been compared by me with the original in the records of the Douglas County Circuit Court of the State of Oregon and that it is a full and correct transcript thereof.

Dated this 17th day of July, 1990

Roseburg, Oregon

Trial Court Administrator

By Lynn D. Castille