

NE

23542

PERSONAL REPRESENTATIVE'S DEED

Vol. *m90* Page *24471*

THIS INDENTURE Made this *6th* day of *December*, 19*90*, by and between *MICHAEL L. BRANT* the duly appointed, qualified and acting personal representative of the estate of *LEE ROY SEWELL*

KENNETH C. MOORE nad *MAUREEN C. MOORE*, husband and wife 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 ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

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 \$ *6,500.00*

IN WITNESS WHEREOF, the said first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal affixed by an officer, or other person duly authorized to do so 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.

Personal Representative of the Estate of *LEE ROY SEWELL* Deceased.

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

STATE OF OREGON, County of *Klamath* ss. This instrument was acknowledged before me on *December 6*, 19*90*, by *MICHAEL L. BRANT*, Personal Representative of the Estate of *Lee Roy Sewell* Deceased.

Kristi L. Redd
Notary Public for Oregon
My commission expires *11/16/91*

THE ESTATE OF LEE ROY SEWELL
c/o Michael L. Brant, 325 Main St.
Klamath Falls, OR 97601

KENNETH C. MOORE & MAUREEN C. MOORE
3130 Front St.
Klamath Falls, OR 97601

After recording return to:
SAME AS GRANTEE

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

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, ss.
County of *Klamath*
I certify that the within instrument was received for record on the day of *December*, 19*90*, at *6* o'clock *P.*M., and recorded in book/reel/volume No. *111* on page *111* or as fee/title/instrument/microfilm/reception No. *111*.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

By *Kristi L. Redd* Deputy

24472

MTC NO: 24310-K

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

The following parcel of land being a portion of the NW1/4 of the SW1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on a line 30 feet East of the Section line between Sections 19 and 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, a distance of 459 feet North of the South line of NW1/4 of the SW1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence continuing North on said line 120 feet; thence East 87.11 feet; thence South 120 feet; thence West 87.11 feet to the point of beginning.

PARCEL 2:

The Northerly or North 102 feet of the following described real property, to wit: That portion of the NW1/4 SW1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the section corner common to Sections 19, 20, 29 and 30 in Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence East 30 feet along the Section line common to Sections 29 and 30, same township and range; thence North parallel to and 30 feet distant East of the section line common to Sections 19 and 20 aforesaid, 1572 feet to the true point of beginning; thence North on a line parallel to and 30 feet distant East of the Section line common to Sections 19 and 20 aforesaid, 219 feet; thence East 87.11 feet; thence South 219 feet; thence West 87.11 feet to the point of beginning.

PARCEL 3:

The Southerly 50 feet of the Northerly 152 feet of the following described property, to wit:

That portion of the NW1/4 of the SW1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Section corner common to Sections 19, 20, 29 and 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence East 30 feet along the Section line common to Sections 29 and 30, same township and range; thence North parallel to and 30 feet distant East of the section line common to Sections 19 and 20 aforesaid, 1572 feet to the true point of beginning; thence North on a line parallel to and 30 feet distant East of the Section line common to Sections 19 and 20 aforesaid, 219 feet; thence East 87.11 feet; thence South 219 feet; thence West 87.11 feet to the point of beginning; the Southerly 67 feet of the above described real property having been heretofore deeded away by Lena S. Brittain, former owner thereof.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 10th day of Dec. A.D., 19 90 at 3:33 o'clock PM., and duly recorded in Vol. N90 of Deeds on Page 24471.

FEE \$33.00

Evelyn Biehn - County Clerk

By Douglas M. Nye