

23566

PERSONAL REPRESENTATIVE'S DEED

Vol. 1790 Page 24521



THIS INDENTURE Made this 23rd day of November 1990, by and between AARON DREW COX and CYNTHIA S. TUTER, co-administrators, the duly appointed, qualified and acting personal representative of the estate of JESSE M. COX

deceased, hereinafter called the first party, and MODESTO A. VALENCIA and TEODORO A. VALENCIA, not as tenants in common, but with, hereinafter called the second party; WITNESSETH: full rights of survivorship

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 LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH 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 \$70,000.00

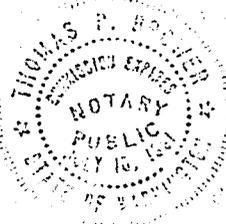
However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which)

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.

Cynthia S. Tuter, CO-ADMINISTRATOR
Aaron D. Cox, Personal Representative of the Estate of JESSE M. COX Deceased.

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



STATE OF OREGON, County of CLARK ss.

This instrument was acknowledged before me on November 12, 1990, by CYNTHIA S. TUTER

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_ as \_\_\_\_\_ of \_\_\_\_\_

Thomas P. Brumet, Notary Public for Oregon, My commission expires 7-10-91

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to: Grantees, 4219 Pepperwood Drive, City, 97603

Until a change is requested all tax statements shall be sent to the following address: As Above

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/title/instrument/microfilm/reception No. \_\_\_\_\_ Record of Deeds of said county.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ Deputy

WEST

24522

38888

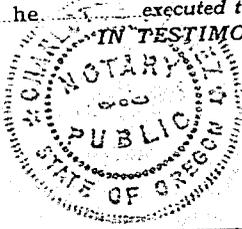
STATE OF OREGON,

County of Klamath

} ss.

BE IT REMEMBERED, That on this 6th day of December, 190..., before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named AARON D. COX

known to me to be the identical individual..... described in and who executed the within instrument and acknowledged to me that..... he..... executed the same freely and voluntarily.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.  
Charlotte Sterez  
Notary Public for Oregon.  
My Commission expires 9-20-90

GENERAL ACKNOWLEDGMENT  
Form No. 0-16

[Faint, mostly illegible text from the reverse side of the document, including a signature and a circular stamp.]

STATE OF OREGON  
County of \_\_\_\_\_  
I, \_\_\_\_\_, Notary Public for Oregon, do hereby certify that the within instrument was duly acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 190..., by \_\_\_\_\_, who is known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

Notary Public for Oregon  
My Commission Expires \_\_\_\_\_

## EXHIBIT "A"

A portion of Lots 6, 12, 15 and 2 of Section 20, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the intersection of the Southeasterly boundary line of the strip of land conveyed by Iva S. Lewis and husband, to California Northeastern Railway Company by deeds dated January 9, 1907, and October 23, 1908, and recorded respectively, in Volume 22 of Deeds, Page 199, and Volume 25 of Deeds, Page 356, Records of Klamath County, Oregon, with the South line of said Lot 2; thence East along the South line of Lots 2 and 15 and said line extended through Lots 12 and 6 to a point in said Lot 6 which is 412.6 feet West of the Southwest corner of Lot 7 of said Section 20; thence North 118.7 feet; thence North 43 degrees 54' 15" West 245.0 feet; thence North 46 degrees 05' 45" East 15.0 feet, to a point on the Southwesterly boundary line of the strip of land conveyed by R. K. Sutton and wife, and Ed Sutton and wife to the United States of America for the Lost River Diversion Channel by deed dated May 13, 1911, and recorded in Volume 34 of Deeds, Page 377, Records of Klamath County, Oregon, and which was also conveyed by P.M. Reidy and wife, and Arthur C. Lewis to the United States of America, for the same purpose by deed dated September 29, 1911, and recorded in Volume 35 of Deeds, Page 122, Records of Klamath County, Oregon, which point is North 43 degrees 54' 15" West 424.1 feet from the Southwest corner of said strip of land and which said Southwest corner is 277.6 feet West of the Southwest corner of Lot 7 of said Section 20; thence Northwesterly along the Southwesterly boundary line of said strip of land as particularly described in said deeds of May 13, 1911, and September 29, 1911, to its intersection with the said Southeasterly boundary line of said strip of land conveyed to California Northeastern Railway Company; thence Southwesterly along the Southeasterly boundary line to the point of beginning.

CODE 164 MAP 3909-2000 TL 400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 11th day  
of Dec. A.D., 19 90 at 11:11 o'clock A M., and duly recorded in Vol. m90,  
of Deeds on Page 24521.

Evelyn Biehn - County Clerk

By Pauline Meekins

FEE \$38.00