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26106

PERSONAL REPRESENTATIVE'S DEED

Vol m 91 Page 3135

THIS INDENTURE Made this 8 day of February, 1991, by and between James Hall the duly appointed, qualified and acting personal representative of the estate of Mary Ruth Elizabeth Hall, deceased, hereinafter called the first party, and James Hall 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 EXHIBIT "A" - Page 1 and 2.

For further information regarding legal descriptions, see EXHIBIT "B" attached hereto.

(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 estate distribution
 ⓐ However, the actual consideration consists of or includes other property or value given or promised which is part of the the whole 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.

James Hall
 JAMES HALL

Personal Representative

of the Estate of Mary Ruth Elizabeth Hall Deceased.

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

STATE OF OREGON, County of Klamath) ss.

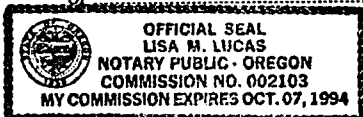
This instrument was acknowledged before me on February 8th, 1991, by James Hall

This instrument was acknowledged before me on _____, 19____,

by _____

as _____

of _____



Lisa M. Lucas

Notary Public for Oregon

My commission expires 10/7/94

James Hall

P.O. Box 331

Bly, OR 97622

GRANTOR'S NAME AND ADDRESS

James Hall

P.O. Box 331

Bly, OR 97622

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jerry Molatore, P.C.

426 Main Street

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

James Hall

P.O. Box 331

Bly, OR 97622

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) 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/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

SPACE RESERVED
 FOR
 RECORDER'S USE

91 FEB 29 PM 4 11

The South half of the Northeast quarter, the Northwest quarter, and the South half of Section 32; the Northeast quarter and the Northwest quarter of Section 34, excepting therefrom a tract deeded to Crane Mills by deed recorded in Book 106 of Deeds, page 513, records of Klamath County, Oregon.

Also, excepting portion conveyed to the State of Oregon by and through its State Highway Commission, by deed recorded on page 461 of Volume 119 of Deeds.

The Southwest quarter of Section 34, less lands heretofore conveyed therefrom and described in Deed Volume 106, page 179, less 6 acres described in Deed Volume 106, page 190, less 1.0 acres as described in Deed Volume 107, page 355, less land described in Deed Volume 107, page 457, less land described in Deed Volume 109, page 495, less 3.0 acres as described in Deed Volume 122, page 403, and less 1.0 acre as described in Deed Volume 132, page 317, all records of Klamath County, Oregon.

All of the above lands being in Township 36 South, Range 14 East of the Willamette Meridian.

Lots 3 and 4, the South half of the Northwest quarter, that portion of Lot 2 lying Westerly from the Easterly line of Woodcock Street if extended to the Southerly line of Lot 2, and Southerly from the Southerly line of Metler Street, if extended to the Westerly line of Lot 2; that portion of Lot 2 lying Westerly from the town plat of First Addition to Bly; that portion of the Southwest quarter of the Northeast quarter, the Northwest quarter of the Southeast quarter, and the North half of the Southwest quarter lying Westerly from the Bly to Bonanza County Road; all in Section 3, Township 37 South, Range 14 East of the Willamette Meridian.

Saving and excepting a parcel of land 150 feet by 120 feet, more particularly described in deed from May Edsall et al. to Fred H. Fick, et ux, dated February 21, 1942, and recorded in Volume 147 of Deeds, at page 290, records of Klamath County, Oregon.

Saving and excepting the following: Beginning at the intersection of the South line of Metler Street with the West line of Edler Street, in the Townsite of Bly, Oregon (Edler Street being a portion of the old Bly-Bonanza County Road), thence North 88°47' West a distance of 652 feet, more or less, along the South line of Metler Street, to its intersection with the extended East line of Woodcock Street in said Townsite of Bly, thence South 758 feet, more or less, to a point directly west of an angle point in the Westerly line of the old Bly-Bonanza County Road (continuation of Edler Street), thence East 270.0 feet, more or less, to said angle point, thence Northeasterly along the Westerly line of said road to the point of beginning, being a portion of Section 3, Township 37 South, Range 14 East of the Willamette Meridian, containing 3 acres, more or less.

Also including the South half of the Southwest quarter of the Southwest quarter of Section 29, Township 36 South, Range 14 East of the Willamette Meridian.

Also, all of Section 33, Township 36 South, Range 14 East of the Willamette Meridian.

Also, the Northeast quarter of the Northeast quarter, the South half of the North half, the Northeast quarter of the Southeast quarter of Section 8, and the Northwest quarter of the Northeast quarter, the Southeast quarter of the Southeast quarter, and the East half of the Southwest quarter of Section 5, Townships 37 South, Range 14 East of the Willamette Meridian.

Also, the Northeast quarter of the Northeast quarter, the South half of the North half, the Northeast quarter of the Southeast quarter of Section 8, and the Northwest quarter of the Northeast quarter, the Southeast quarter of the Southeast quarter, and the East half of the Southwest quarter of Section 5, Township 37 South, Range 14 East of the Willamette Meridian.

EXHIBIT A
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All our right, title and interest in and to the following real property, Township 36 South, Range 14 East of the Willamette Meridian, Section 34: All that portion of the SE $\frac{1}{4}$ of Section 34, Township 36 South, Range 14 East of the Willamette Meridian lying easterly of the rights of way of the Bly Logging Co. and the OC&E Railway Co. more particularly described as follows: Beginning at a point

All our right, title and interest in and to the following real property, Township 36 South, Range 14 East of the Willamette Meridian, Section 34: All that portion of the SE $\frac{1}{4}$ of Section 34, Township 36 South, Range 14, East of the Willamette Meridian lying easterly of the rights of way of the Bly Logging Co. and the OC&E Railway Co. more particularly described as follows: Beginning at a point on the east line of said SE $\frac{1}{4}$, 132 feet north of the southeast corner thereof, said point being the intersection of the east line of said SE $\frac{1}{4}$ and the northerly line of said Bly Logging Co right of way; thence following the northerly and easterly line of said right-of-way No. 88°12' West a distance of 180 feet; thence following the arc of an 8°36' curve to the right a distance of 688.95 feet to a point; thence No. 28°57' West a distance of 1498 feet to a point; thence following the arc of a 7°29' curve to the left of 157 feet, more or less, to an intersection with the easterly line of the right of way of the OC&E Railway Co.; thence following the said easterly right of way line No. 28°56' West to an intersection of said line with the North line of said SE $\frac{1}{4}$; thence East along the North line of said SE $\frac{1}{4}$ a distance of 1906 feet, more or less, to the northeast corner of said SE $\frac{1}{4}$; thence south along the East line of said SE $\frac{1}{4}$ to the point of beginning, containing 68 acres more or less.

Also the North 20 feet of Lot J in North Bly, according to the official records thereon of file and of record in the office of the County Clerk of Klamath County, Oregon.

Section 35, township 36 south, range 14 east Willamette Meridian; south half of south half of south half of southwest quarter of section 25, township 36 south, range 14 East Willamette Meridian; northwest quarter of section 5, township 37 south, range 15 east Willamette Meridian; also, beginning at northeast corner of northwest quarter of section 2, township 37 south, range 14 East Willamette Meridian, thence south 210 feet, thence west 840 feet, thence north 210 feet, thence east along the north line of said section 2 to place of beginning, all in Klamath County, Oregon,

A strip of land in the Fractional North Half of Northeast Quarter (N-1/2 of NE-1/4) of Section Two (2), Township Thirty-seven (37) South, Range Fourteen (14) East of W.M., more particularly described as follows:

Beginning at a point on the North line of said Section 2, which is 185.32 feet distant, South 89° 56' West from the Northeast corner of said Section; thence South 89° 56' West along said North line for a distance of 1,514.68 feet to a point; thence South for a distance of 24.00 feet to a point; thence North 89° 56' East for a distance of 1,514.68 feet to a point; and thence North for a distance of 24.00 feet to the point of beginning.

containing 0.84 acre, more or less, of which 0.63 acre is in Lot One (1) and 0.21 acre is in Lot Two (2) of said Section 2.

Beginning at a point on the Westerly line of Woodcock Street, which is North 88° 47' West 50 feet, from the Northwest corner of Lot 6, Block 15, FIRST ADDITION TO BLY, Klamath County, Oregon; thence North 88° 47' West, 150 feet; thence South 1° 13' West, 120 feet; thence South 88° 47' East, 150 feet more or less, to the Westerly line of Woodcock Street, thence along the Westerly line of Woodcock Street, North 1° 13' East 150 feet to point of beginning, being a portion of Lot 2, Section 3, Township 37 South, Range 14 East, Willamette Meridian.

The legal description set forth on Exhibit A to this deed, describing property in the SE $\frac{1}{4}$ of Section 34, Township 36 South, Range 14 East of the Willamette Meridian, is exactly the same as the description contained in that certain deed from Franklin R. Hall, Olive Hall, James F. Hall, Jeanne F. Hall, Barbara Rentle, and Vincil L. Rentle to Ruth E. Hall, recorded May 6, 1965, in Volume 361, Page 317, as Document No. 97457. The correct legal description for said real property is as follows:

All our right, title and interest in and to the following real property; Township 36 South, Range 14 East of the Willamette Meridian, Section 34: All that portion of the SE $\frac{1}{4}$ of Section 34, Township 36 South, Range 14 East of the Willamette Meridian lying easterly of the rights of way of the Bly Logging Co. and the OC&E Railway Co. more particularly described as follows: Beginning at a point on the east line of said SE $\frac{1}{4}$; 132 feet north of the southeast corner thereof; said point being the intersection of the east line of said SE $\frac{1}{4}$ and the northerly line of said Bly Logging Co. right of way; thence following the northerly and easterly line of said right-of-way No. 88° 12' West a distance of 180 feet; thence following the arc of an 8°36' curve to the right a distance of 688.95 feet to a point; thence No. 28° 57' West a distance of 1498 feet to a point, thence following the arc of a 7°29' curve to the left of 157 feet, more or less, to an intersection with the easterly line of the right of way of the OC&E Railway Co.; thence following the said easterly right of way line No. 28°56' West to an intersection of said line with the North line of said SE $\frac{1}{4}$; thence East along the North line of said SE $\frac{1}{4}$ a distance of 1906 feet, more or less, to the northeast corner of said SE $\frac{1}{4}$, thence south along the East line of said SE $\frac{1}{4}$ to the point of beginning, containing 68 acres more or less;

Also the North 20 feet of Lot J in North Bly, according to the official records thereon of file and of record in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Jerry Molatore the 20th day
of Feb. A.D., 19 91 at 4:11 o'clock P.M., and duly recorded in Vol. M91,
of Deeds on Page 3135.
Evelyn Biehn County Clerk
By Pauline Muelendore

FEE \$43.00

EXHIBIT B
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