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27043

PERSONAL REPRESENTATIVE'S DEED

Vol. 99 / Page 4799

THIS INDENTURE Made this..... day of..... November....., 1989....., by and between Norman A. Frei the duly appointed, qualified and acting personal representative of the estate of Ann Frei, deceased, hereinafter called the first party, and Norman Albert Frei, an undivided one-quarter interest as tenant-in-common, 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"

(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 \$disbursement of estate. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).^① the whole

IN WITNESS WHEREOF, the said first party has executed this instrument; if first party is a corporation, it has caused its corporate name to be signed hereto and its corporate seal affixed by its officers duly authorized thereunto 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 Ann Frei Deceased.

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

STATE OF OREGON, ARIZONA

County of Maricopa } ss.
November 16, 1989

Personally appeared the above named
Norman A. Frei

and acknowledged the foregoing instrument to be a voluntary act and deed.

Before me:
(OFFICIAL SEAL) *James Adams*
Notary Public for Oregon-Arizona
My commission expires:
My Commission Expires Jan 31, 1993

STATE OF OREGON, County of) ss.
November 16, 1989

Personally appeared and
..... who, being duly sworn,
each for himself and not one for the other, did say that the former is the
..... president and that the latter is the
..... secretary of

..... a corporation,
and that the seal affixed to the foregoing instrument is the corporate seal
of said corporation and that said instrument was signed and sealed in be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.
Before me:

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

(If executed by a corporation,
affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Norman A. Frei

1055 S. Palo Verde St.
Mesa, Az. 85208

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of) ss.

I certify that the within instru-
ment 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/instru-
ment/microfilm/reception No.....
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

NAME

TITLE

By Deputy

Beginning at an iron pin, which lies North 89 degrees 40' East a distance of 30 feet and North 1 degree 02' West a distance 533.4 feet from the iron pin, which marks the intersection of Fourth Avenue and Fourth Street of Altamont Acres, which point of intersection is also the Southwest corner of the NE1/4NE1/4 of Section 10, Township 39 S., Range 9 East Willamette Meridian, and running thence North 89 degrees 40' East a distance of 265 feet to a point; thence North 1 degree 02' West a distance of 83 feet a point; thence South 89 degrees 40' West a distance of 265 feet to an iron pin; thence South 1 degree 02' East a distance of 83 feet, more or less, in the NE1/4NE1/4 of Section 10, Township 39 S., Range 9 E. Willamette Meridian.

Also a tract of land situated in the NE1/4NE1/4 of Section 10, Township 39 S., Range 9 E. Willamette Meridian, more particularly described as follows:

Beginning at an iron pin which lies North 89 degrees 40' East a distance of 30 feet, North 1 degree 02' West a distance 533.4 feet, and North 89 degrees 40' East a distance of 265 feet from the iron pin which marks the intersection of Fourth Avenue and Fourth Street of Altamont Acres, which point of intersection is also the Southwest corner of the NE1/4NE1/4 of Section 10, Township 39 S., Range 9 E. Willamette Meridian, and running thence North 89 degrees 40' East a distance of 425 feet to a point; thence North 1 degree 02' West a distance of 415.0 feet to a point; thence South 89 degrees 40' West a distance of 425 feet to a point; thence South 1 degree 02' East a distance of 415 feet to the point of beginning.

Subject to: Easements and rights of way of record and those apparent on the land, if any; contract and/or lien for irrigation and/or drainage; and that certain mortgage from Earl Pershing Gibson and Mabel L. Gibson, husband and wife, mortgagors, to the State of Oregon, represented and acting by the Director of Veterans Affairs, mortgagee, dated September 13, 1950 and recorded September 15, 1950, in Volume 135 at Page 171 of the Klamath County Mortgage Records, which said mortgage and the obligation secured thereby grantees assume and agree to pay and perform according to their terms as the same come due.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Norman A. Frei the 18th day of March A.D., 19 91 at 9:19 o'clock AM., and duly recorded in Vol. M91 of Deeds on Page 4799.

FEE \$33.00

Evelyn Biehn County Clerk

By Pauline Mulholland