

IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF LAKE

In the Matter of the Estate of:
LEO SAGEHORN,
Deceased.

Case No. L90-0122 CV
ORDER AUTHORIZING SALE
OF ESTATE REAL PROPERTY

THIS MATTER having come on before the court upon the petition of the personal representative, Maurice O'Callaghan, requesting authorization to proceed with the sale of real property belonging to the estate of the above named decedent for the sum of \$540,450, and the court being advised that said sale is on a cash basis and the owners of the remaining one-half interest in said real property, to-wit: Jerry O'Callaghan and Maurice O'Callaghan, as trustees of the "Family Trust of Marie Sagehorn" have joined in and are likewise intending to sell their one-half interest in said property for said price, and it appearing that the appropriate notices were sent to the heirs and devisees and no objections have been filed thereto, and the court being of the opinion that it is in the best interest of the estate to sell the property to facilitate distribution of the estate, and being advised in the premises, now, therefore,

IT IS HEREBY ORDERED that the personal representative, Maurice O'Callaghan, is authorized to proceed with the property sale to J-Spear Ranch Co., an Oregon Corporation, the estate's one-half interest in the real property described in Exhibit A, for the cash sum of \$540,450.

This instrument is a correct copy of the original on file in this office.

ATTEST: MAY 15 1992

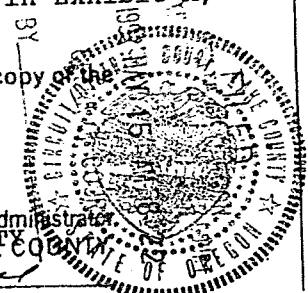
LYN HARDY Circuit Court Trial Administrator
STATE OF OREGON - LAKE COUNTY
BY *Donnie McNeil*

1 - ORDER AUTHORIZING SALE OF ESTATE REAL PROPERTY

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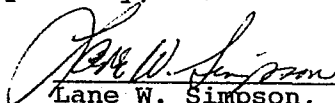
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NICHOLS AND BOGARDUS, P.C.
ATTORNEYS AT LAW
35 "G" STREET SOUTH
LAKEVIEW, OREGON 97630-1897
TELEPHONE (503) 947-3355



1 IT IS FURTHER ORDERED that the personal representative
2 is authorized to execute and deliver a warranty deed conveying
3 the estate's one-half interest in said real property to J-Spear
4 Ranch Co.

5 DATED this 15 day of May, 1992.

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7 Lane W. Simpson,
8 Circuit Judge Pro-tem
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Ref:
NICHOLS AND BOGARDUS, P.C.
ATTORNEYS AT LAW
38 "G" STREET SOUTH
LAKEVIEW, OREGON 97630-1897
TELEPHONE (503) 947-3355

K-42321

DESCRIPTION

The following described real property situate in Klamath County, Oregon:

Township 37 South, Range 13 East of the Willamette Meridian:

Section 22: SE $\frac{1}{4}$ SE $\frac{1}{4}$

Section 23: S $\frac{1}{4}$ SW $\frac{1}{4}$

Section 26: W $\frac{1}{4}$ NW $\frac{1}{4}$

Section 27: NE $\frac{1}{4}$ NE $\frac{1}{4}$, S $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, S $\frac{1}{4}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$

Section 34: E $\frac{1}{4}$

Section 35: NW $\frac{1}{4}$ SW $\frac{1}{4}$, S $\frac{1}{4}$ SW $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$, W $\frac{1}{4}$ SE $\frac{1}{4}$

Section 36: SE $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$, W $\frac{1}{4}$ SE $\frac{1}{4}$

Township 38 South, Range 13 East of the Willamette Meridian:

Section 2: Lots 2, 3 and 4, S $\frac{1}{4}$ SE $\frac{1}{4}$, S $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ SW $\frac{1}{4}$

Section 3: Lot 1

Section 9: SE $\frac{1}{4}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, NE $\frac{1}{4}$ NE $\frac{1}{4}$, S $\frac{1}{4}$ NE $\frac{1}{4}$, N $\frac{1}{4}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$

Section 10: S $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$, NW $\frac{1}{4}$

Section 11: E $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$, W $\frac{1}{4}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Nichols & Bogardus the 4th day
of June A.D., 19 92 at 12:22 o'clock PM., and duly recorded in Vol. M92,
of Deeds on Page 12101.

Evelyn Biehn County Clerk

By Quilene Nickerson

FEE \$20.00

EXHIBIT A