

NE

45722

PERSONAL REPRESENTATIVE'S DEED

Vol. m92 Page 12104

THIS INDENTURE Made this 1 day of June, 1992, by and between Maurice O'Callaghan the duly appointed, qualified and acting personal representative of the estate of Leo Sagehorn, deceased, hereinafter called the first party, and J-Spear Ranch Co., an Oregon corporation, 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 \$ 540,450.00

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

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.

x Maurice O'Callaghan
Maurice O'Callaghan
Personal Representative
of the Estate of Leo Sagehorn Deceased.

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

STATE OF OREGON, County of Lake ss.
This instrument was acknowledged before me on June 1, 1992,
by Maurice O'Callaghan
This instrument was acknowledged before me on _____, 19____,
by _____
as Personal Representative
of The Estate of Leo Sagehorn, deceased.

Karen J. Morton
Notary Public for Oregon
My commission expires 11/1/94

Estate of Leo Sagehorn

35 "G" Street South

Lakeview, OR 97630

GRANTOR'S NAME AND ADDRESS

J-Spear Ranch Co.

P.O. Box 257

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert F. Nichols

35 "G" Street South

Lakeview, OR 97630

NAME, ADDRESS, ZIP

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

J-Spear Ranch Co.

P.O. Box 257

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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/tile/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

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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 P M., and duly recorded in Vol. M92,
of Deeds on Page 12104.

Evelyn Biehn County Clerk

By Dorlene Nichols

FEE \$35.00

EXHIBIT "A"