

K-43742

PERSONAL REPRESENTATIVE'S DEED

LaVONNE A. WEDAM, the duly appointed, qualified and acting Personal Representative of the estate of FRED J. WEDAM, Deceased, grantor, conveys to TONI ARRITOLA, JERRI DEAN WEDAM, ALBERT H. WEDAM, and JACK M. WEDAM, as tenants in common, grantees, the following described real property located in Klamath County, Oregon, to-wit:

A parcel of land situate in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 9, Township 39 S. R. 10 E.W.M., described as follows: Beginning at the Northwest corner of said Section 9; thence S. 0°07'14" W. along the West line of said Section, a distance of 846.95 feet to the Northwest corner of Tract No. 1153, "2nd Addn. to Pine Grove Ponderosa", thence S. 89°50'13" E. a distance of 628.75 feet to the Northeast corner of said tract; thence N. 89°54' E. a distance of 664.12 feet to the Westerly right of way line of Pine Grove Road; thence Northeasterly along said right of way, and along the arc of a 27°20' curve having a radius of 268.73 feet a distance of 128.2 feet to a point on the East line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 9; thence N. 0°06' E. along said East line a distance of 730.47 feet to the Northeast corner of said NW $\frac{1}{4}$ NW $\frac{1}{4}$; thence S. 89°55' W. along the North line of said Section 9, a distance of 1327.24 feet, more or less, to the point of beginning.

Account No. 3910-9BB-100 and 3910-9BB-200

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING PROVISIONS OF THE LAST WILL AND TESTAMENT AND FIRST CODICIL OF FRED J. WEDAM: (1) ". . . LaVonne [A. Wedam] shall have the right to occupy . . . [the above described] real property free of rent . . . subject to LaVonne [A. Wedam] paying all property taxes, assessments, insurance, maintenance, and ordinary repairs . . . for the period of occupancy. " and (2) "If any controversy should occur among any beneficiaries of this Will, I direct that such controversy shall be submitted to binding arbitration in accordance with the rules and regulations of the American Arbitration Association and that such arbitration shall be a condition precedent to any court action concerning any such controversy. This Article shall extend to, without limiting the generality of the foregoing, any controversy regarding the construction of any provision of this Will or the nature and scope of the provisions."

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.

92 JUN 5 PM 10 36

The true and actual consideration for this conveyance is \$200,500.00. However, no moneys changed hands and this deed is executed and delivered to carry out the ORDER APPROVING FINAL ACCOUNTING AND DECREE OF FINAL DISTRIBUTION dated May 8, 1992, granted by the Circuit Court of the State of Oregon for Klamath County in Case No. 9102866 CV.

DATED: MAY 26,, 1992.

LaVonne A. Wedam
Personal Representative
of the Estate of Fred J. Wedam, Deceased

STATE OF Louisiana)
COUNTY OF Concordia) ss.

On this 26th day of MAY, 1992, personally appeared the above named LaVONNE A. WEDAM, Personal Representative, and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

J. Dennis Anderson
Notary Public

My Commission expires: AT DEATH

J. DENNIS ANDERSON
NOTARY PUBLIC IN AND
FOR CONCORDIA PARISH, LOUISIANA
MY COMMISSION EXPIRES AT DEATH

WHEN RECORDED MAIL TO:

MAIL TAX STATEMENTS TO:

LaVONNE A. WEDAM
2110 Pine Grove Road
Klamath Falls, Oregon 97603

(Don't use this
space; reserved
for recording
label in coun-
ties where
used.)

STATE OF OREGON

ss.

County of Klamath

I certify that the within instrument was received for record on the 5th day of June, 19 92, at 10:36 o'clock A.M. and recorded in book M92 on page 12201 or as filing fee number 45757, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

County Clerk

Title

Fee \$35.00

By Paulene McClelland Deputy