

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE, Made this 16 day of June, 1992, by and between CRYSTAL L. NUNES, the duly appointed, qualified, and acting Personal Representative of the Estate of William Spence, fka William Spence, Jr., deceased, hereinafter called the first party, and CRYSTAL LEE NUNES, WILLIAM DANIEL SPENCE, and JUNE ANN SPENCE, <sup>each</sup> as to an undivided one third interest as tenants in common, hereinafter called the second party;

W I T N E S S E T H:

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 the 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 situated in the County of Klamath, State of Oregon, described on Exhibit A, attached hereto and by this reference incorporated herein as if fully set forth.

SUBJECT TO: (1) Any improvement located upon the subject property, which constitutes a mobile home as defined by Chapter 801, Oregon Revised Statutes, is subject to registration and taxation as therein provided and as provided by Chapter 308, Oregon Revised Statutes. (2) As disclosed by the tax roll, the premises herein described have been zoned or classified for farm use. At any time said land is disqualified for such use, the property may be subject to additional taxes or penalties and interest. (3) Back taxes as a result of disqualification under farm use. (4) Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways. (5) Easement, including the terms and provisions thereof: For: 225 foot wide right of way for 2 pole or tower lines. Granted to: The California Oregon Power Company, recorded on January 21, 1957, in Book 289 at page 225. (6) Trust Deed and Promissory Note wherein William Spence is grantor, and Delbert Ray Broyles and Mildred Y. Broyles are beneficiaries.

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 \$ -0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, that being distribution from the estate pursuant to Decree of Final Distribution filed in Klamath County Circuit Court Case No. 9104173.

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 thereunder by order of its Board of Directors.

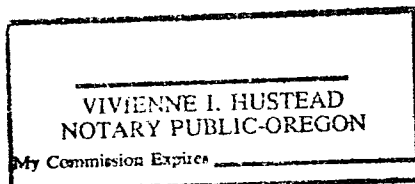
ESTATE OF WILLIAM SPENCE, fka WILLIAM SPENCE, JR.

by: Crystal L. Nunes  
CRYSTAL L. NUNES, Personal Representative of  
the Estate of William Spence

STATE OF OREGON/County of Klamath ) ss.

PERSONALLY APPEARED BEFORE ME the above-named Crystal L. Nunes and acknowledged the foregoing instrument to be her voluntary act and deed.

DATED this 16<sup>th</sup> day of June, 1992.



Vivienne I. Hustead  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 4-11-93

GRANTORS NAME AND ADDRESS:  
Estate of William Spence by  
Crystal L. Nunes, Personal  
Representative

GRANTEES NAME AND ADDRESS:  
Crystal Lee Nunes, William  
Daniel Spence and June Ann  
Spence

AFTER RECORDING, RETURN TO:  
Neal G. Buchanan  
Attorney at Law  
601 Main Street, Suite 215  
Klamath Falls, OR 97601  
Until a Change is Requested,  
Tax Statements Should be Sent  
To:  
Crystal L. Nunes, William D.  
Spence and June Ann Spence  
c/o Crystal L. Nunes  
3990 Cross Road  
Klamath Falls, OR 97603

STATE OF OREGON )  
 ) ss.  
County of Klamath )

I certify that the within in-  
strument was received for  
record on the \_\_\_\_ day of  
\_\_\_\_, 19 92, at  
\_\_\_\_ o'clock \_\_\_\_ .M., and  
recorded in Book \_\_\_\_ on  
Page \_\_\_\_ or as File Reel  
Number \_\_\_\_ , Record of  
Deeds of said County.

WITNESS my hand and seal of  
County affixed.

Recording Officer  
By: \_\_\_\_\_  
Deputy

## EXHIBIT "A"

## PARCEL 1:

The S 1/2 SE 1/4 SE 1/4 Section 1, Township 39 South, Range 8 East of the Willamette Meridian, and the SW 1/4 SW 1/4 SW 1/4 Section 6, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM a tract of land in the S 1/2 SE 1/4 SE 1/4 Section 1, Township 39 South, Range 8 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northwest corner of the S 1/2 SE 1/4 SE 1/4 Section 1, Township 39 South, Range 8 East of the Willamette Meridian; thence East along the North boundary of said S 1/2 SE 1/4 SE 1/4 Section 1, Township 39 South, Range 8 East of the Willamette Meridian, a distance of 695.7 feet; thence South 333.6 feet; thence North 88 degrees 20' West 500.0 feet; thence North 1 degree 40' East 35.3 feet; thence North 88 degrees 20' West 197.0 feet to the West boundary of the above mentioned S 1/2 SE 1/4 SE 1/4 Section 1; thence North 278.0 feet, more or less, to the point of beginning.

ALSO EXCEPTING 25.0 foot strip of land along the West boundary for existing roadway.

## PARCEL 2:

A tract of land situated in the NE 1/4 NE 1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Section 12; thence North 89 degrees 48' 02" West, generally along an existing fence line, 1342.63 feet to the West line of said NE 1/4 NE 1/4; thence North 00 degrees 35' 19" East, along said West line, 8.99 feet to the Northwest corner of said NE 1/4 NE 1/4; thence South 89 degrees 25' 01" East 1342.60 feet to the point of beginning, with bearings based on Survey No. 3400, as recorded in the office of the Klamath County Surveyor.

CODE 7 MAP 3908-1D0 TL 4300  
CODE 7 MAP 3909-600 TL 900  
CODE 7 MAP 3908-12A0 TL 199

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Neal G. Buchanan the 24th day  
of June A.D., 19 92 at 11:53 o'clock A M., and duly recorded in Vol. M92  
of Deeds on Page 13804

FEE \$40.00

Evelyn Biehn, County Clerk

By Caroline M. Neidhardt