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92 DEC 2 PM 3 35

K-43742

Vol. 92 Page 28702

PERSONAL REPRESENTATIVE'S DEED,

ASSIGNMENT AND QUITCLAIM

PLEASE RETURN TO: TITLE COMPANY # 4442
KLAMATH COUNTY
422 MAIN ST.
KLAMATH FALLS, OR 97601


ELDON F. CALEY, P.C.
ATTORNEY AT LAW
320 ROSE STREET
P.O. BOX 2037
ROSEBURG, OREGON 97470
(503) 672-8877

THE UNDERSIGNED, DAVID OWEN PEPPLER, Personal Representative of the Estate of Katherine Pepple, acting pursuant to the "Decree of Final Distribution and Closure" of the Circuit Court of the State of Oregon for Douglas County in the Estate of Katherine Pepple, Deceased, (Douglas County Case No. 91CV0905PB) (a true copy of which decree being attached hereto and incorporated herein in full), does hereby convey, assign and quitclaim to David O. Pepple, Roger Dwyer and Etta Peterson Fernlund, individually, as equal tenants in common, grantees, all of the decedent's right, title and interest in the real property, promissory note, and beneficial interest under the Trust Deed from Kelly M. Crowl and Susan M. Crowl to decedent pertaining and applicable to that certain real property described as follows:

Westerly 100 feet of Lot 6 in Block 40 of Hot Springs Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The undersigned personal representative warrants that the estate of the decedent has been duly probated and that the decedent's interest in the said property, promissory note, and Trust Deed thereon is duly vested in the said grantees, David O. Pepple, Roger Dwyer and Etta Peterson Fernlund as equal tenants in common.

DATED this 2 day of December, 1992.


David Owen Pepple
Personal Representative of the
Estate of Katherine Pepple aka
Kate Pepple

STATE OF OREGON)
: ss.
County of Deschutes)

On the 2 day of December, 1992, personally appeared the above named DAVID OWEN PEPPLER and acknowledged the above instrument

Page 1 - PERSONAL REPRESENTATIVE'S DEED,
ASSIGNMENT AND QUITCLAIM

MAIL TAX STATEMENTS TO:
Kelly & Susan Crowl
1985 Auburn
Klamath Falls, OR 97601

28703

1 to be his voluntary act and deed as personal representative of the Estate of
Katherine Pepple aka Kate Pepple.

2 SUBSCRIBED AND SWORN to before me this 2 day of
3 December, 1992.



Suzanne Neal
Notary Public for Oregon
My Commission Expires: 7-30-93

7 MAIL TAX STATEMENT TO:

8 KELLY & SUSAN CROWL
9 1985 AUBURN
10 KLAMATH FALLS OR 97601

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ELDON F. CALEY, P.C.
ATTORNEY AT LAW
328 ROSE STREET
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ROSEBURG, OREGON 97470
(503) 672-8877

28704

FILED

92 NOV 17 AM 9:45

1 IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR DOUGLAS COUNTY
 2 In the Matter of the Estate)
 3 of) Case No. 91CV0905PB DOUGLAS COUNTY
 4 KATHERINE PEPPLE, also known) DECREE OF FINAL
 5 as KATE PEPPLE,) DISTRIBUTION AND CLOSURE
 6 Deceased.)

7 This matter has come on upon the personal representative's
 8 Petition for Decree of Final Distribution to which was attached a Verified
 9 Statement of Personal Representative (ORS 116.083(4)) annexing the
 10 acknowledged Agreement and Consents of all the legatees and distributees.

11 The Court finds that:

12 A. This estate is fully probated.

13 B. All creditors are paid.

14 C. All Oregon income taxes are paid and a Release filed; no
 15 other taxes are due or payable.

16 D. The personal representative has duly accounted for all assets
 17 coming into his possession and control and the income therefrom received
 18 during the probate. Cancelled checks for expenditures from the probate
 19 account are stored at the office of Eldon F. Caley, Lawyer, P.C., and may
 20 be inspected there within one year, all by agreement of devisees in lieu of
 21 filing the same with the Court.

22 E. All devisees and distributees have filed herein their consents
 23 to the probate procedures that have occurred, requesting that the Court
 24 distribute the estate assets and close the estate as specified in the Verified
 25 Statement; no Notice for Filing Objections is required as all devisees have
 26 indicated agreement to said Statement, distribution and closure.

27 THEREFORE, the Court hereby finally DECREES pursuant to ORS
 28 116.113:

29 1. This estate is fully and finally probated and is hereby
 30 closed, subject only to filing of Receipts.

31 2. The remaining personal property of the estate shall be
 32 distributed by the personal representative to the devisees as specified
 33 in Exhibit "C" of the "Verified Statement of Personal Representative"
 34 as follows:

35 (a) The balance of First Interstate Account, U. S. Bank
 36 MMA, U. S. Bank C.D.'s (2), and Bank of America T Bill
 37 Account to David Owen Pepple, one half, and Roger Dwyer,
 38 one half.

Page 1 - DECREE OF FINAL DISTRIBUTION

ELDON F. CALEY, P.C.
 ATTORNEY AT LAW
 326 ROSE STREET
 P.O. BOX 2037
 ROSEBURG OREGON 97470
 (503) 872-8877

(b) From the Estate checking account the sum of \$2,305.50 to Eldon F. Caley as the balance of total incurred attorneys fees (\$3,265.50) which are hereby determined by the Court to be reasonable and agreed to by all parties.

(c) From the Estate Checking Account:

- (1) Roger Dwyer \$999.64;
- (2) David O. Pepple \$999.65;
- (3) David O. Pepple \$1,823.55;
- (4) Roger Dwyer \$1,823.55; and
- (5) Etta Peterson Fernlund \$1,823.55.

(d) Any other funds coming into the Estate checking account subsequent to the Verified Statement should be divided and distributed to the devisees consistent with Exhibit "C"; provided that the personal representative may retain in trust an amount sufficient to pay the accountant for preparation of the final fiduciary return.

(e) All title to the remaining balances due under the Promissory Note, secured by Trust Deed, on the hereinbelow described real property, owing from Kelly M. Crowl and Susan M. Crowl, dated August 15, 1986, and all of the decedent's rights under the said Trust Deed as beneficiary thereof, or otherwise, were duly vested, as of decedent's death on February 24, 1991, in David Owen Pepple, Roger Dwyer and Etta Petersen Fernlund as equal tenants in common and are hereby confirmed and ratified as such. An assignment thereof shall be delivered to the escrow agent in Klamath County and recorded if appropriate.

Westerly 100 feet of Lot 6 in Block 40 of Hot Springs Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(f) Upon filing herein of receipts from the devisees, the estate shall be closed for all purposes and the personal representative discharged.

DATED this 17th day of November, 1992.

RONALD POOLE

Ronald Poole -
Circuit Judge

ELDON F. CALEY, PC
ATTORNEY AT LAW
325 ROSE STREET
P.O. BOX 2037
ROSEBURG, OREGON 97470
19031 672-0877

Page 2 - DECREE OF FINAL DISTRIBUTION

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title co the 3rd day of Dec. A.D., 19 92 at 3:35 o'clock PM., and duly recorded in Vol. M92 of Deeds on Page 28702.

Evelyn Biehn County Clerk

By Pauline Mullender

FEE \$50.00