01-11-94 A11:35 RCVD FORM No. 1456-DEED-PERSONAL REPRESENTATIVE (Individual or Corporate). PYRIGHT 1990 STEVENS-NESS LAW FUSLISHING CO., POSTLAND, CR STM 74307 Vot.m94 Page 1050 K-46044 PERSONAL REPRESENTATIVE'S DEED THIS INDENTURE Made this. day of January 19.94 by and between LARRY D. GUTHRIE the duly appointed, qualified and acting personal representative of the estate of OLISE C. GUTHRIE CLINTON H. RITCHIE, JANICE K. RITCHIE AND EILEENE CARNES, not as tenants in** hereinalter 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: ** common, but with the rights of survivorship. See reverse side of this Personal Representative's Deed for legal description and exceptions thereto.c rect thence North 21 101 East 28.6 Last to and 30.00 First Scott Wester 17 of the center line of its and 30.00 rate Scottwesterly of the center line of a scottering of single of way poundary of said epur truck a scottering of this description. Thence forth 21 45/ rate of lets along said right of way boundary to a rate of lets with a firs truck 205.0 feet South and a scotter line of Sedtion 5 thence vert 205.0 feet a scottering to the farth line of Setton 5 to an of the case-fy boundary of the right of way of the side of the right boundary of the right of way of the side of the right boundary of the right of way of the side of the right boundary of the right of way of the side of the right of the right of the right of way of the side of the right of the right of the right of way of the right of the rig Highenys there South 14 30 Sage 19910 e le voir norme ser et less el c DOOD OF ALL DOVIDED (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 \$ 63,000.00 OHowever, the actual convideration consists of or includes other proporty or value given or promised which is part of the consideration (indicate which), Provide 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. UM THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-SCRIBED 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. LARRY GUTHRIE Personal Representative of the Estate of OLISE C. GUTHRIE Deceased. NOTE-The sentence between the symbols (), if not applicable, should be deleted. See ORS 93.030. Answantod silt balbulon1 ano. STATE OF OREGON, County of KLAMATH) ss. 3115 Netarhite This instrument was acknowledged before me on _____ January_____1th_____, 19_94 ounicy al by This instrument was acknowledged before me on January by LARRY D. GUTHRIE, as Personal Representative of the Estate STRAMSSON Oliso C. Guthrie -----OFFICIAL SEAL DEBRA BUCKINGHAM NOTARY PUBLIC - OREGON COMMISSION NO. 020140 MY COMMISSION EXFIRES DEC. 19. 1996 Albia Bulercha Notary Public for Oregon 12–19–96 My commission expires Estate of Olise C. Guthrie STATE OF OREGON. 88. County of GRANTOR'S NAME AND ADDRESS I certify that the within instru-Clinton H. Ritchie ment was received for record on the Janice K. Ritchie Eileene Carnes GRANTEE'S NAME AND ADDRESS SPACE RESERVED in book/reel/volume No..... on After recording return ter FOR page or as fee/file/instru-Clinton H. Ritchie RECORDER'S USE ment/microfilm/reception No....... P.O. Box 7343 Record of Deeds of said bounty. Klamath Falls, **Oregon 97601** Witness my hand and seal of NAME, ADDRESS, 21 County affixed. Until o change is requested all tax statements shall be sent to the following Clinton H. Ritchie P.O. Box 7343 NAME TITLE Klamath Falls, Oregon 97601 By Deputy

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decirated, hereinalt a called the first party and A tract of land containing 1.9 acres more or less in Government Lot 1 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County; Oregon, described as follows:

anny and and for close presents down short, bargain, sell, and contay unto To associate Commencing at the Northwest corner of said Section 5; thence East ab ana 1908, 8 sfeet salong the north line of said section, to an entry intersection with the center line of the Riverside Spur Track of the Great Northern Railway Co.; thence South 21°35' East, along said center line, 657.83 feet; thence South 68°25' West 22.5 feet to the northeast corner of a tract of land conveyed to the Natural Gas Corporation of Oregon by Deed recorded October 27, 1930, in Gas corporation or oregon by beed recorded october 27, 1930, in Deed Book 93, Page 171; thence South 68°25' West 68.19 feet; thence North 14°00' West 103 feet; thence North 87°00' East 28.6 feet to a line parallel and 50.00 feet Southwesterly of the center line of said spur track and is the right of way boundary of said spur track and is the true beginning of this description. Thence North 21°35' and is the true beginning of this description. Thence North 21°35' West 370 feet more or less along said right of way boundary to a point of intersection with a line lying 205.0 feet South and parallel to the north line of Section 5 thence West 246.0 feet along said line parallel to the North line of Section 5 to an intersection with the conterval of the might of way of the intersection with the easterly boundary of the right of way of the intersection with the easterly boundary of the right of way of the Klamath Falls-Ashland Highway; thence South 14°30' East 199.8 feet; thence South 23°50' East 74.2 feet to the center line of a certain roadway easement, 24 feet in width as reserved in a deed recorded August 17, 1955, in Deed Book 276, Page 484; thence North 81°40' East along said center line 113.5 feet; thence Southeasterly 81°40' East along a 32° curve to the right through an angle of 67°24' for a distance of 210.6 feet; thence Southeasterly on said centerline and tangent to said curve to a point in the southerly boundary of said tract formerly owned by the Great

house Northern Railway and the true beginning of this description.

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Subject, however, to the following:

Right of Way deeded by C. C. Lewis and Caroline W. Lewis, husband and wife, to California Oregon Power Co., a corporation, Marked June 6, 1912, recorded December 6, 1920, in Volume 54, page 432, Deed Records of Klamath County, Oregon.

2. Reservations and restrictions including the terms and provisions thereof, in deed from Great Northern Railway Company, a corporation, to Ralph M. Guthrie and Olise Clara Guthrie, his wife, dated August 9, 1955, recorded August 17, 1955, in Volume 276; page:484, Deed Records of Klamath County, Oregon.

3. Except reservations, restrictions, rights-of-way, easements of record and those apparent upon the land.

STATE OF OREGON: COUNTY OF KLAMAIT Filed for record at request of of A.D., 19 <u>94</u> at of De	Klamath 11:35	County Title Co the <u>11th</u> day o'clock <u>A.M.</u> , and duly recorded in Vol. <u>M94</u> , on Page <u>1050</u> Evelyn Biehn County Clerk By <u>Dansene</u> <u>Multingare</u>
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