

74307

K-46044
PERSONAL REPRESENTATIVE'S DEED

Vol 94 Page 1050

THIS INDENTURE Made this _____ day of January, 1994, by and between LARRY D. GUTHRIE

the duly appointed, qualified and acting personal representative of the estate of OLISE C. GUTHRIE, deceased, hereinafter called the first party, and CLINTON H. RITCHIE, JANICE K. RITCHIE AND EILEENE CARNES, not as tenants in** 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:

**common, but with the rights of survivorship.

See reverse side of this Personal Representative's Deed for legal description and exceptions thereto.

(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

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

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.

LARRY D. 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.

STATE OF OREGON, County of KLAMATH) ss.

This instrument was acknowledged before me on January 11th, 1994,

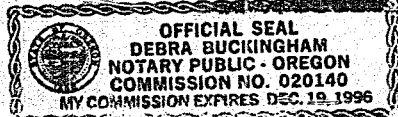
by LARRY D. GUTHRIE,

This instrument was acknowledged before me on January 11th, 1994,

by LARRY D. GUTHRIE,

as Personal Representative of the Estate

Olise C. Guthrie



Debra Buckingham
Notary Public for Oregon
My commission expires 12-19-96

Estate of Olise C. Guthrie

GRANTOR'S NAME AND ADDRESS

Clinton H. Ritchie
Janice K. Ritchie
Eileene Carnes

GRANTEE'S NAME AND ADDRESS

After recording return to:

Clinton H. Ritchie
P.O. Box 7343
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Clinton H. Ritchie
P.O. Box 7343
Klamath Falls, Oregon 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/title/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

EXHIBIT "A"

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:

Commencing at the Northwest corner of said Section 5; thence East 1908.8 feet along the north line of said section, to an 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 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' 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 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 on said center line 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 Northern Railway and the true beginning of this description.

Subject, however, to the following:

1. Right of Way deeded by C. C. Lewis and Caroline W. Lewis, husband and wife, to California Oregon Power Co., a corporation, dated 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 KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 11th day of Jan A.D. 19 94 at 11:35 o'clock A M., and duly recorded in Vol. M94 of Deeds on Page 1050.

Evelyn Biehn, County Clerk
By Quylene Mulendore

FEE \$35.00