

NL ATE# 01041643

79500

04-21-94A11:24 RCVD PERSONAL REPRESENTATIVE'S DEED

Vol 94 Page 11338



THIS INDENTURE Made this 19th day of April, 1994, by and between D. L. HOOTS the duly appointed, qualified and acting personal representative of the estate of CAROLYN J. SENEAL STEVEN J. SENEAL, JAMES W. SENEAL, BRUCE K. SENEAL, AND LYNN J. GORI deceased, hereinafter called the first party, and 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 second party and second party's heirs, successors-in-interest and assigns all the estate, right and interest of the deceased at the time of decedent's death, and all the right, title and interest that the estate of the 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 as follows, to-wit:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

TO HAVE AND TO HOLD the same unto the 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- (Inheritance).

~~However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration indicated hereby.~~

IN WITNESS WHEREOF, the first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

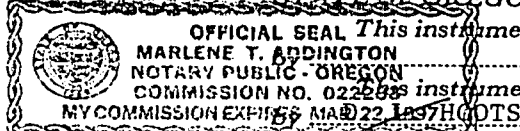
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

D. L. HOOTS

Personal Representative
of the Estate of CAROLYN J. SENEAL Deceased.

NOTE—The sentence between the symbols Ⓢ, if not applicable, should be deleted. See ORS 93.030.

STATE OF OREGON, County of) ss.



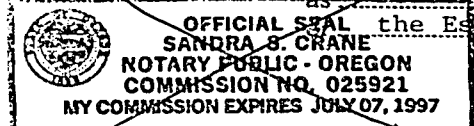
OFFICIAL SEAL This instrument was acknowledged before me on , 19 ,

MARLENE T. ADDINGTON

NOTARY PUBLIC - OREGON

COMMISSION NO. 022889 instrument was acknowledged before me on April 19, 1994,

MY COMMISSION EXPIRES MAY 22, 1997



OFFICIAL SEAL the Estate of Carolyn J. Senecal

SANDRA S. CRANE

NOTARY PUBLIC - OREGON

COMMISSION NO. 025921

MY COMMISSION EXPIRES JULY 07, 1997

My commission expires 7-7-97 3-22-97

D. L. HOOTS
P. O. Box 8081
Klamath Falls, OR 97602
Grantor's Name and Address
Brent K. Caldwell, Attorney
127 S. Sixth Street
Klamath Falls, OR 97601
Grantee's Name and Address
After recording return to (Name, Address, Zip):
Brent K. Caldwell, Attorney
127 S. Sixth Street
Klamath Falls, OR 97601
Until requested, otherwise send all tax statements to (Name, Address, Zip):
Brent K. Caldwell, Attorney
(same as above)

SPACE RESERVED
FOR
RECORDER'S USE

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 and/or as fee/file/instrument/microfilm reception No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME TITLE
By , Deputy

Lots 53, 56 and 57, Block H, HOMECREST, in the County of Klamath, State of Oregon. TOGETHER WITH that portion of the vacated alley which would inure to the above described property.

LESS AND EXCEPT the following:

A tract of land situated in Lots 57 and 58, Block H, HOMECREST, and the N 1/2 of vacated Climax Street, NW 1/4 NE 1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the West boundary of Crest Street, said point being South a distance of 15.0 feet from the Southeast corner of Lot 58, Homecrest; thence West along the center line of vacated Climax Street, a distance of 45 feet, more or less, to the Northeasterly line of the Klamath County Fairgrounds; thence Northwesterly along the Northeasterly line of the Klamath County Fairgrounds on the arc of a curve of 300 feet radius a distance of 120 feet, more or less, to the Southeast boundary of the K.I.D. drain ditch; thence Northeasterly along the Southeasterly boundary of said K.I.D. drain ditch a distance of 135 feet, more or less, to the West boundary of Crest Street; thence South along the West boundary of Crest Street, a distance of 165 feet, more or less, to the point of beginning.

ALSO LESS AND EXCEPT a tract of land described as follows:

Beginning at an iron pin on the North line of Lot 52 of Homecrest Subdivision which lies North 89 degrees 49' East a distance of 180 feet from the iron pin which marks the Northwest corner of Lot 51 of Homecrest Subdivision in the NW 1/4 NE 1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and running thence: Continuing North 89 degrees 49' East along the North line of Lot 52 of Homecrest a distance of 20 feet to an iron pin which marks the North corner of Lots 52 and 53 of Homecrest Subdivision; thence South 45 degrees 11' East along the Northeasterly line of Lot 53 a distance of 60 feet to an iron pin; thence South 30 degrees 04' West a distance of 124 feet to an iron pin; thence North 0 degrees 11' West 149.5 feet, more or less, to the point of beginning, said tract being a portion of Lots 52 and 53, Block H of Homecrest Subdivision in the NW 1/4 NE 1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

ALSO LESS & EXCEPT a tract of land deeded to Klamath County dated March 10, 1934, recorded May 5, 1934 in Book 100 at Page 111, Deed Records of Klamath County, Oregon.

Continued on next page

EXHIBIT "A" CONTINUED

ALSO LESS AND EXCEPT a tract of land described as follows:

Beginning at an iron pin on the Northeasterly line of Lot 53, Block H of Homecrest Subdivision which lies South 45 degrees 11' East a distance of 60 feet from the iron pin which marks the North corner of Lots 52 and 53 of Homecrest Subdivision and running thence: Continuing South 45 degrees 11' East along the Northeasterly line of Lot 53 a distance of 68 feet to an iron pin; thence South 44 degrees 49' West a distance of 120 feet to an iron pin; thence North 45 degrees 11' West a distance of 40 feet to an iron pin; thence North 30 degrees 04' East a distance of 124 feet, more or less, to the point of beginning, said tract being a portion of Lots 52 and 53, Block H, of Homecrest Subdivision, in the County of Klamath, State of Oregon.

ALSO LESS AND EXCEPT the following described tract:

A tract of land described as follows: Beginning at an iron pin on the Northeasterly line of Lot 53 in Block H of Homecrest Subdivision which lies South 45 degrees 11' East a distance of 128 feet from the iron pin which marks the North corner of Lots 52 and 53 of Homecrest Subdivision and running thence: Continuing South 45 degrees 11' East along the Northeasterly line of Lot 53 a distance of 60 feet to an iron pin; thence South 44 degrees 49' West a distance of 120 feet to an iron pin; thence North 45 degrees 11' West a distance of 60 feet to an iron pin; thence North 44 degrees 49' East a distance of 120 feet, more or less, to the point of beginning, said tract being a portion of Lot 53 of H of Homecrest Subdivision in the County of Klamath, State of Oregon

ALSO LESS AND EXCEPT, that property described in Volume M-93 at Page 5634, more particularly described as follows:

A tract of land described as follows: Beginning at an iron pin on the Northeasterly line of Lot 53 of Homecrest Subdivision which lies South 45 degrees 11' East a distance of 188 feet from the iron pin which marks the North corner of Lots 52 and 53 of Homecrest Subdivision and running thence: Continuing South 45 degrees 11' East along the Northeasterly line of Lot 53 a distance of 66 feet to an iron pin; thence South 50 degrees 49' West a distance of 120.5 feet to an iron pin; thence North 45 degrees 11' West a distance of 54 feet to an iron pin; thence North 44 degrees 49' East a distance of 120 feet, more or less, to the point of beginning, said tract being a portion of Lot 53 and the vacated alley of Block H of Homecrest Subdivision in the NW 1/4 NE 1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

CODE 41 MAP 3909-3AB TL 5100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 21st day
of April A.D., 19 94 at 11:24 o'clock A M., and duly recorded in Vol. M94
of Deeds on Page 11938

FEE \$40.00

Evelyn Biehn County Clerk

By Pauline M. Muriel