

13014

THIS INDENTURE made this 11th day of September, 1994, between HERBERT H. BAUER, the duly appointed, qualified and acting personal representative of the estate of Pauline Elizabeth Cote, known as Betty Cote, and JOHN W. CARSWELL, and JEANIE M. CARSWELL, husband and wife hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, the script whereon 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 decedent at the time of decedent's death, and all the right, title and interest that the said estate of said decedent owned 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:

A tract or tract situated in the NE 1/4 of NE 1/4 of Section 10, Township 32 South, Range 9 East of the Willamette Meridian in Klamath County, Oregon, more particularly described as follows: Beginning at an iron pin on the westerly right of way line of Summers Lane which line S. 89°40'14"W. a distance of 30 feet and N. 1°12'13"E. along said westerly right of way line of Summers Lane a distance of 102.1 feet from an iron pin in the center of Summers Lane that marks the Southeast corner of the NE 1/4 of NE 1/4 of Section 10, Township 32 South, Range 9 East of the Willamette Meridian and running thence: Continuing N. 1°12'13"E. along the said westerly right of way line of Summers Lane a distance of 83.0 feet to an iron pin; thence S. 89°40'14"W. a distance of 23.0 feet to a point; thence N. 89°40'14"E. a distance of 240 feet, more or less to the point of beginning; continued on the reverse side of this deed.

TO HAVE AND TO HOLD the same unto the said second party, and to said party's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$29,000.00

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 thereunto by order of its Board of Directors.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USE.

STATE OF OREGON, County of Klamath, Pierce }
County of Klamath, Pierce }
September 9, 1994 }
Personally appeared the above named }
HERBERT H. BAUER, Personal Representative }
of the Estate of Pauline Elizabeth }
Cote also known as Betty Cote }
and acknowledged the foregoing instru- }
ment to be his voluntary act and deed. }
Witness my hand and seal of office }
this 11th day of September, 1994. }
Notary Public for Oregon }
My commission expires: 1/1/99 }
John Carswell & Jeanie Marie Carswell }
1122 Summers Lane }
Klamath Falls, OR 97603 }
SALE OF REAL ESTATE }
STATE OF OREGON: COUNTY OF KLAMATH: ss.

STATE OF OREGON, County of Klamath, Pierce }
County of Klamath, Pierce }
September 9, 1994 }
Personally appeared }
each for himself, and not one for the other, did say that the facts in this }
instrument are true and correct, and that the latter is the }
secretary of }
and that the seal affixed to the foregoing instrument is the corporate seal }
of said corporation and that said instrument was signed and sealed in his }
office as secretary and authorized by authority of the board of directors of the }
said corporation and its instruments to be his voluntary act and deed. }
Notary Public for Oregon }
My commission expires: 1/1/99 }

STATE OF OREGON, }
County of Klamath, Pierce }
I certify that the within instru- }
ment was recorded for record on the }
day of September, 1994, at }
Klamath Falls, Oregon, and recorded }
in book of volume No. 10, on page 13014. }
Witness my hand and seal of office }
this 11th day of September, 1994. }
County of Klamath, Pierce }

Filed for record at request of Aspen Title Company
of April 11, A.D. 1994 at 1:27 o'clock P.M., and duly recorded in Vol. M94 day
FEE \$10.00 Page #13014 Unclear on Page 13013
By Annette Mueller County Clerk