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05-10-94P02:51 RCVD

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PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE, Made this 10th day of May, 1994, by and between Vivienne I. Husted, the duly appointed, qualified, and acting Personal Representative of the Estate of Gerald L. Lautzenheiser, deceased, hereinafter called the first party, and Everette G. Murphy, 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 the 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 situated in the County of Klamath, State of Oregon, legally described as follows, to wit:

The undivided one half interest of the estate in that certain real property described as:

Lot 31, NEW DEAL TRACTS, according to the official plat thereof on file with the Clerk of Klamath county, Oregon;

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

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

THE TRUE AND ACTUAL CONSIDERATION paid for this transfer, stated in terms of dollars, is \$ 6,750.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole /part of the consideration.

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 thereunder by order of its Board of Directors.

ESTATE OF GERALD L. LAUTZENHEISER

by: Vivienne I. Husted
Vivienne I. Husted, Personal Representative of
the Estate of

STATE OF OREGON/County of Klamath) ss.

PERSONALLY APPEARED BEFORE ME the above-named Vivienne Husted and acknowledged the foregoing instrument to be her voluntary act and deed.

DATED this 10th day of May, 1994.



OFFICIAL SEAL
MARSHA CAPINE
NOTARY PUBLIC - OREGON
COMMISSION NO. C10787
MY COMMISSION EXPIRES NOV. 07, 1995

Marsha Capine
NOTARY PUBLIC FOR OREGON
My Commission expires: 11-7-95

GRANTORS NAME AND ADDRESS: Vivienne I. Husted, Personal Representative of the Estate of Gerald L. Lautzenheiser - 601 Main St. #215, Klamath Falls, OR
GRANTEES NAME AND ADDRESS: Everette G. Murphy
1546 Gary Street, Klamath Falls, OR 97603
AFTER RECORDING, RETURN TO: Neal G. Buchanan, Attorney at Law
601 Main Street, Suite 215, Klamath Falls, OR 97601
UNTIL A CHANGE IS REQUESTED, Everette G. Murphy
SEND TAX STATEMENT TO: 1546 Gary Street
Klamath Falls, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Neal G. Buchanan the 10th day of May A.D., 19 94 at 2:51 o'clock P M., and duly recorded in Vol. M94, of Deeds on Page 14767.

FEE \$30.00

Evelyn Biehn - County Clerk
By Quinn Miller