

85278

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE, Made this 30 day of June, 1994, by and between LINDA BAGLEY, the duly appointed, qualified, and acting Personal Representative of the Estate of Edwin Joseph Walker, deceased, hereinafter called the first party, and LINDA BAGLEY, 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 on Exhibit A, attached hereto and by this reference incorporated herein as if fully set forth.

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 \$ -0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, that being in compliance with the Decree of Final Distribution entered in Klamath County Circuit Court Case No. 9104035 CV

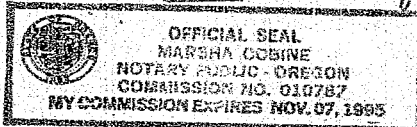
IN WITNESS WHEREOF, the said first party has executed this instrument; if first party is a corporation, it has caused its corporate name to be signed hereto and its corporate seal affixed by its officers duly authorized thereunder by order of its Board of Directors.

Linda Bagley
LINDA BAGLEY, Personal Representative of
the Estate of Edwin Joseph Walker

STATE OF OREGON/County of Klamath) ss.

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

DATED this 30th day of June, 1994.



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

GRANTORS NAME AND ADDRESS: Linda Bagley
P.O. Box 143, Beatty, OR 97621
GRANTEES NAME AND ADDRESS: Linda Bagley
P.O. Box 143, Beatty, OR 97621
AFTER RECORDING, RETURN TO: B. J. Matzen
601 Main Street, Suite 216, Klamath Falls, OR 97601
UNTIL A CHANGE IS REQUESTED,
SEND TAX STATEMENT TO: Linda Bagley
P.O. Box 143
Beatty, OR 97621

23661

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situate in the SE1/4 NW1/4 of Section 26, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point which is the Northeast corner of the SE1/4 NW1/4 of Section 26, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon; thence South 657.75 feet to the true point of beginning; thence West 657.75 feet; thence South 657.75 feet; thence East 657.75 feet; thence North to the point of beginning.

AND ALSO Beginning at a point which is the Northeast corner of the SE1/4 NW1/4 of Section 26, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon; thence South 657.75 feet; thence West 657.75 feet; thence North 657.75 feet; thence East 657.75 feet to the point of beginning.

TOGETHER WITH: A 1973 Concord Mobile Home, with license # X93711, which is firmly affixed to the above described property

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of B.J. Matzen the 2nd day
of Aug A.D., 19 94 at 3:38 o'clock PM., and duly recorded in Vol. M94
of Deeds on Page 23660

Evelyn Biehn - County Clerk

By Pauline Mulholland

FEE \$35.00