

**MTC 32814-KR**  
**PERSONAL REPRESENTATIVE'S DEED**

THIS INDENTURE Made this 6th day of July, 19 94, by and between  
CHERI A. FREY, MIKE BYRNE & SID STAUNTON  
 the duly appointed, qualified and acting personal representative of the estate  
 of THOMAS WILLIAM FREY AKA TOM W. FREY, deceased, herein-  
 after called the first party, and CHARLES T. KRUSE and PIMPA KRUSE,  
 husband and wife, hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, the receipt where-  
 of 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 the  
 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: see exhibit "A"

SEE MOUNTAIN TITLE COMPANY PRELIMINARY TITLE REPORT #MT32814-KR DATED  
 JUNE 27, 1994.

TO HAVE AND TO HOLD the same unto the said 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 \$ 190,000.00. However, the actual consideration consists  
 of or includes other property or value given or promised which is part / whole  
 of the consideration.

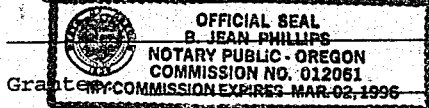
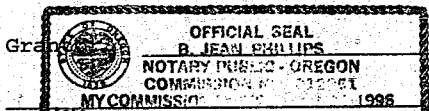
IN WITNESS WHEREOF, the said first party has executed this instrument;  
 if first party is a corporation, it has caused its name to be signed and  
 its seal affixed by an officer or other person duly authorized to do so by  
 order of its board of directors.

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.

X Cheri A. Frey Pers. Rep. the Estate of THOMAS WILLIAM FREY AKA TOM W. FREY  
 Personal Representative  
 X Mike Byrne, Pers. Rep. Sid Staunton, Pers. Rep.  
 MIKE BYRNE SID STAUNTON  
 STATE OF OREGON, County of Klamath ss.  
 This instrument was acknowledged before me on August 8, 19 94.  
 by Sid Staunton, Pers. Rep. of Estate of Thomas W. Frey  
 This instrument was acknowledged before me on July 6, 19 94.  
 by CHERI A. FREY  
 as Personal Representative  
 of the Estate of Thomas William Frey aka Tom W. Frey



Kristi L. Redd  
 Notary Public of Oregon  
 My commission expires 11/16/95



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/file/instrument/microfilm/reception  
 No. \_\_\_\_\_. Record of Mortgages of said  
 County.

Witness by my hand and seal of County affixed

AFTER RECORDING RETURN TO:  
 MOUNTAIN TITLE COMPANY  
 MT 32814-KR

NAME

TITLE

By \_\_\_\_\_

Deputy \_\_\_\_\_

# **EXHIBIT "A"** **LEGAL DESCRIPTION**

## **PARCEL 1**

The NE1/4 NW1/4; NW1/4 NE1/4; N1/2 SE1/4 NW1/4 and the N1/2 SW1/4 NE1/4 of Section 4, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

## **PARCEL 2**

All of that portion of the SW1/4 of the NW1/4, the S1/2 of the SE1/4 of the NW1/4 and the SW1/4 of the SW1/4 of the NE1/4 of Section 4, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying Northerly and Easterly of the following described line:

Beginning at the intersection of an existing North-South fence line with the East-West centerline of the NW1/4 of Section 4, said fence corner falling North 89 degrees 07' 53" West 34 feet from a 1/2" rebar marking the NW 1/16 corner of Section 4; thence Southerly 723 feet, more or less, generally following an existing North-South fence line to a fence corner with fences running Northerly and Easterly therefrom, said fence corner falling South 63 feet and West 44 feet from a 1/2" rebar marking the C-S-NW 1/64 corner of Section 4; thence Easterly 2011 feet, more or less, generally following an existing East-West fence line, to its intersection with the North-South centerline of the SW1/4 of the NE1/4 of Section 4, said point falling South 00 degrees 36' 01" West 36 feet from a 1/2" rebar marking the SW-NE 1/64 corner of Section 4.

TOGETHER WITH an easement for ingress and egress as evidenced by Easement, dated December 17, 1946 and recorded May 5, 1947 in Volume 206, page 23, Deed Records of Klamath County, Oregon, wherein Walter Storey and Milton C. Kleppen and Edna Mae Kleppen is the first party and Eugene H. Taylor and Winifred V. Taylor is the second party, to wit:

"a perpetual easement for road purposes through and across a 20 foot strip of land extending East and West along the Northern side of land belonging the first parties situated in Klamath County, Oregon, described as follows:

The East half of the Northeast Quarter of Section 4, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH the right to do all things necessary in building, maintaining and using said road through and across the above described premises in order to have a road to second parties land described as the West half of the Northeast Quarter of Section 4, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 19th day of August A.D., 19 94 at 1:20 o'clock PM., and duly recorded in Vol. M94 of Deeds on Page 25803.

FEE \$35.00

Evelyn Biehn County Clerk  
By Annette Mueller