

91938 12-02-94A10:55 RVD Vol. 1994 Page 36794

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 21st day of November, 1994, by and between PAMELA ANN JACKSON and CONNIE ANN CHURCH, Co-Representatives, the duly appointed, qualified and acting personal representative of the estate of HARVEY BEENEY, deceased, hereinafter called the first party, and MARK VIRGIL BAUGHER and PEGGY SUE BAUGHER 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 attached hereto and marked Exhibit "A" and by this reference made a part hereof as though fully set forth herein.....

(IF SPACE IS SUFFICIENT, 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 \$ 45,000.00

① However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) ② the whole

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.

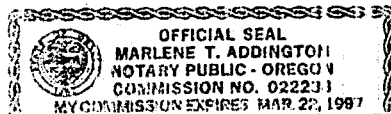
Pamela Ann Jackson  
PAMELA ANN JACKSON  
Connie Ann Church  
CONNIE ANN CHURCH  
Personal Representative  
of the Estate of HARVEY BEENEY Deceased.

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_, by ~~Pamela Ann Jackson and Connie Ann Church~~

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_, by Pamela Ann Jackson as Personal Representative of The Estate of Harvey Beene



Marlene T. Addington  
Notary Public for Oregon  
My commission expires 3-22-97

Grantor's Name and Address
Grantee's Name and Address
After recording return to (Name, Address, Zip): MR. & MRS. MARK VIRGIL BAUGHER 24600 EVERGREEN RD. PHILOMATH, OR 97370
Until requested otherwise send all tax statements to (Name, Address, Zip): MR. & MRS. MARK VIRGIL BAUGHER 24600 EVERGREEN RD. PHILOMATH, OR 97370

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.  
County of \_\_\_\_\_  
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

## PARCEL 1:

A piece or parcel of land situated in the S 1/2 of the NW 1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point in the Southerly boundary of that certain right of way for highway purposes as conveyed by A. L. Michael to the State of Oregon, by deed dated July 18, 1936 and recorded in Book 107 at Page 23, Deed Records of Klamath County, Oregon, from which the quarter section corner on the Westerly boundary of the said Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian bears South 47 degrees 03' West 1836.2 feet distant, and running thence Southwesterly along the said Highway boundary to a point which bears South 77 degrees 05' West 126.2 feet distant; thence South 0 degrees 34' West 180 feet; thence South 62 degrees 29' West 186.6 feet, more or less, to a point in a well established fence line which marks the Westerly boundary of that certain tract heretofore conveyed to A. L. Michael by Martin Stoehsler et al., by deed dated February 19, 1925 and recorded in Book 66 at Page 552, Deed Records of Klamath County, Oregon; thence South 1 degree 45' East along said fence line 185 feet, more or less, to a point in the center of a dry gulch or wash; thence Southeasterly along the said gulch or wash to a point from which the said point of beginning bears North 0 degrees 34' East; thence North 0 degrees 34' East 636.3 feet, more or less, to the point of beginning.

## PARCEL 2:

A piece or parcel of land situate in the Southwest quarter of the Northwest quarter of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point in the Southerly boundary of that certain right of way for highway purposes as conveyed by A. L. Michael to the State of Oregon by deed dated July 18, 1936 and recorded in Book 107 at Page 23, Deed Records of Klamath County, Oregon, from which the quarter section corner on the Westerly boundary of the said Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, bears South 44 degrees 49' West, 1734.7 feet distant and running thence Southwesterly along the said highway boundary to a point which bears South 68 degrees 36' West, 50.0 feet distant; thence South 11 degrees 45' East 170.6 feet, more or less, to a point in the boundary of the tract heretofore conveyed to James M. Barnes; thence following said boundary North 62 degrees 29' East, 11.3 feet; thence North 0 degrees 34' East 180.0 feet, more or less to the said point of beginning.

CODE 37 MAP 3811-V34B0 TL 3100 CODE 37 MAP 3811-V34B0 TL 3200

STATE OF OREGON,

County of Klamath

ss.

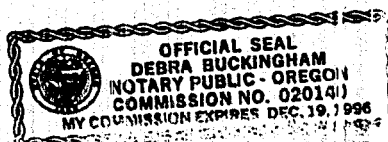
FORM NO. 23 — ACKNOWLEDGMENT  
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 1st day of December, 1994, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Connie Ann Church

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

*Debra Buckingham*  
Notary Public for Oregon.  
My Commission expires 12-19-96



## STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 2nd day  
 of Dec A.D., 19 94 at 10:55 o'clock A.M. and duly recorded in Vol. M94  
 of Deeds on Page 36794

FEE \$40.00

Evelyn Biahn

County Clerk

By

Dorlene M. S. Lendore