

92017 12-05-94A10 17 RCVD Vol 194 Page 36948

THIS INDENTURE Made this 2nd day of December, 1994, by and between Mary L. Mattingly, the duly appointed, qualified and acting personal representative of the estate of William V. Mattingly, deceased, hereinafter called the first party, and Mary L. Mattingly and Mary Kathleen Neier 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:

Lot 54, Block 1, Tract 1085, COUNTRY GREEN, in the county of Klamath, State of Oregon.

SUBJECT TO: All zoning ordinances, building and use restrictions, reservations in Federal patents; all agreements, covenants, restrictions and easements of record and those apparent upon the land and common to other real estate in the area; and all uncleared exceptions contained in Transamerica Title Insurance Co. Report No. 38-21860, issued June 10, 1980, a copy of which has been delivered to Grantees.

(If SPACE INSUFFICIENT, 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 \$ _____ However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

estate of William V. Mattingly by Mary L. Mattingly Personal Representative of the Estate of William V. Mattingly Deceased.

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

STATE OF OREGON, County of Klamath ss. This instrument was acknowledged before me on Dec 5, 1994, by Mary L. Mattingly This instrument was acknowledged before me on _____, 19____, by _____

as of _____ OFFICIAL SEAL BARBARA A. SALTER NOTARY PUBLIC - OREGON COMMISSION NO. 026450 My commission expires AUG 30, 1997 Barbara A. Salter Notary Public for Oregon My commission expires 8-30-97

estate of William V. Mattingly 7002 Keller Ct. Klamath Falls, OR 97603 Grantor's Name and Address Mary L. Mattingly and Mary Kathleen Neier 7002 Keller Ct. Klamath Falls, OR 97603 Grantee's Name and Address Mary L. Mattingly 7002 Keller Ct. Klamath Falls, OR 97603 After recording return to (Name, Address, Zip): Same as above Until requested otherwise send all tax statements to (Name, Address, Zip):

SPACE RESERVED FOR RECORDER'S USE

Fee \$30.00

STATE OF OREGON, County of Klamath ss. I certify that the within instrument was received for record on the 5th day of Dec, 1994, at 10:17 o'clock A.M., and recorded in book/reel/volume No. M94 on page 36948 and/or as fee/file/instrument/microfilm/reception No. 92017, Record of Deeds of said County. Witness my hand and seal of County affixed. Evelyn Biehn, County Clerk NAME By Pauline Mullendore, Deputy TITLE