

92202

12-08-94A11:39 RCV PERSONAL REPRESENTATIVE'S DEED

Vol. m94 Page 37288

THIS INDENTURE Made this 7th day of December, 1994, by and between WILLIAM M. GANONG the duly appointed, qualified and acting personal representative of the estate of GENEVA GLENN DUNCAN deceased /Special Administrator, deceased, hereinafter called the first party, and DONALD E. BAILEY and WILLIAM E. BAILEY, each as to an undivided one-half interest 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:

AS PER EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF....

(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 \$ 45,000.00

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

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.

WILLIAM M. GANONG
Special Administrator

Personal Representative
of the Estate of Geneva Glenn Duncan 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 December 7, 1994, by William M. Ganong

This instrument was acknowledged before me on , 19 , by



OFFICIAL SEAL
WENDY YOUNG
NOTARY PUBLIC - OREGON
COMMISSION NO. 008792
MY COMMISSION EXPIRES AUG. 31, 1995

Wendy Young
Notary Public for Oregon
My commission expires 8-31-95

Grantor's Name and Address

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Donald E. & William E. Bailey

3121 AUKENY

KLAMATH FALLS, OR 97603

Until requested otherwise send all tax statements to (Name, Address, Zip):

SAME AS ABOVE

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

EXHIBIT "A"

A portion of Tract 13 and all of Tract 14, HOMEDALE, in the County of Klamath, State of Oregon, described as follows:

Beginning at an iron pin at the Northwest corner of said Tract 13; thence South 43 degrees 30' East a distance of 777.00 feet to an iron pin on the Easterly corner of said Tract 14; thence South 46 degrees 30' West a distance of 300.00 feet to an iron pin on the Southerly corner of said Tract 14; thence North 43 degrees 30' West a distance of 346.00 feet to an iron pin; thence North 8 degrees 14' East a distance of 311.85 feet to an iron pin; thence North 86 degrees 22' West a distance of 124.20 feet to an iron pin in the Easterly edge of Homedale Road; thence North 0 degrees 20' East along the Easterly edge of Homedale Road a distance of 203.61 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM THE FOLLOWING PROPERTY:

PARCEL 1: A portion of Lots 13 and 14, HOMEDALE, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the existing iron axle monument marking the most Easterly corner of Lot 14 in Homedale; thence South 46 degrees 22' 20" West along the Southeasterly boundary of said Lot 14, 90.0 feet to a point; thence North 43 degrees 21' 40" West parallel to and 90.0 feet from the Southwesterly boundary of Walton Drive 511.1 feet to a 5/8" aluminum capped iron pin on the Easterly boundary of Parcel 2 as recorded in County Survey No. 315; thence North 8 degrees 06' 40" East along the Easterly line of Parcel 2, and as extended, 115.1 feet to a 5/8" aluminum capped iron pin on the Southwesterly boundary of Walton Drive; thence South 43 degrees 21' 40" East along the Southwesterly boundary of Walton Drive 582.3 feet, more or less, to the point of beginning.

Continued on next page

EXHIBIT "A" CONTINUED

ALSO EXCEPTING THEREFROM THE FOLLOWING PROPERTY:

PARCEL 2: A portion of Lots 13 and 14, HOMEDALE, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the Southeasterly boundary of Lot 14, Homedale, from which the most Easterly corner of said Lot 14 bears North 46 degrees 22' 20" East, 90.0 feet distant; thence South 46 degrees 22' 20" West along the Southeasterly boundary of said Lot 14, 209.85 feet to an existing iron pin marking the most Southerly corner of said Lot 14; thence North 43 degrees 16' 30" West along the property line common to Lots 13, 14 and 25 of said Homedale 345.3 feet to an existing iron pin marking the Southeast corner of Parcel 4 as recorded on County Survey No. 315; thence North 8 degrees 06' 40" East along the Easterly line of Parcels 2, 3 and 4, 267.55 feet to a 5/8" aluminum capped iron pin; thence South 43 degrees 21' 40" East 511.1 feet, more or less, to the point of beginning.

CODE 41 MAP 3909-11AD TL 3600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 8th day
of Dec A.D., 19 94 at 11:39 o'clock A M., and duly recorded in Vol. M94
of Deeds on Page 37288

Evelyn Biehn County Clerk

By Daniel Mulenday

FEE \$40.00