

33002

PERSONAL REPRESENTATIVE'S DEED

Vol. 94 Page 39055

THIS INDENTURE Made this 27th day of December, 1994, by and between FIRST INTERSTATE BANK OF OREGON, N.A., the duly appointed, qualified and acting personal representative of the Estate of MABEL A. SCHUMACHER, deceased, hereinafter called Grantor, and FIRST INTERSTATE BANK OF OREGON, N.A., Trustee for Janet Lewis and Justin Lewis, hereinafter called Grantee; WITNESSETH:

For value received and the consideration hereinafter stated, the receipt whereof hereby is acknowledged, the Grantor has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee and Grantee'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 situate in the County of Klamath, State of Oregon, described as follows, to-wit:

See Exhibit "A" attached hereto.

TO HAVE AND TO HOLD the same unto the said Grantee, and Grantee's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00.

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.

IN WITNESS WHEREOF, the said Grantor has executed this instrument.

FIRST INTERSTATE BANK OF OREGON, N.A.

By: Mark H. Greulich

By: Michael S. Macnab

STATE OF OREGON, County of Multnomah ss.

Before me on this 27th day of December, 1994, personally appeared Mark H. Greulich and Michael S. Macnab who, each being first duly sworn, did say that the former is the Vice President and that the latter is the Vice President of FIRST INTERSTATE BANK OF OREGON, N.A., a national banking association, and that said instrument was signed on behalf of said banking association by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Estate of Mabel A. Schumacher
Grantor

Julie L. Irmer
Notary Public for Oregon
My commission expires: 1/17/98

First Interstate Bank of Oregon, N.A.
Grantee

After Recording Return To:
First Interstate Bank of Oregon, N.A.
Agribusiness Department
P.O. Box 1971
Portland, Oregon 97208

Send Tax Statements To:
First Interstate Bank of Oregon, N.A.
Agribusiness Department
P.O. Box 1971
Portland, Oregon 97208

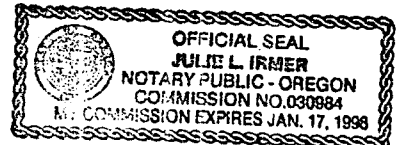


EXHIBIT "A"

39056

The following described property situate in Klamath County, Oregon:

PARCEL 1: Township 29 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon:
 Section 22: NW $\frac{1}{4}$ NW $\frac{1}{4}$, W $\frac{1}{2}$ E $\frac{1}{2}$ NW $\frac{1}{4}$, W $\frac{1}{2}$ NE $\frac{1}{2}$ SW $\frac{1}{4}$
 Section 15: SW $\frac{1}{4}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{2}$ SW $\frac{1}{4}$

PARCEL 2: Township 29 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon:
 Section 28: S $\frac{1}{2}$ W $\frac{1}{2}$
 Section 33: N $\frac{1}{2}$ NW $\frac{1}{4}$

PARCEL 3: Township 29 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon:
 Section 13: W $\frac{1}{2}$ SW $\frac{1}{4}$
 Section 14: S $\frac{1}{2}$ and NE $\frac{1}{4}$
 Section 15: S $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$, S $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$ and
 Section 23: E $\frac{1}{2}$ and E $\frac{1}{2}$ W $\frac{1}{2}$
 Section 24: NW $\frac{1}{4}$
 Section 25: W $\frac{1}{2}$
 Section 26: All

PARCEL 4: Township 29 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon:
 Section 14: NW $\frac{1}{4}$

PARCEL 5: Township 29 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon:
 Section 10: SE $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$
 Section 11: S $\frac{1}{2}$ SW $\frac{1}{4}$ S $\frac{1}{4}$ and SW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$
 Section 15: N $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$, and E $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$

SUBJECT TO all easements, reservations, restrictions and right of ways of record or apparent on the ground, including but not limited to the following:

1. The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. Taxes for the year 1994-95 and possibly prior years have been deferred pursuant to ORS 308.370 to 308.403. These, plus earned interest are due and payable when said reason for the deferment no longer exists.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of roads or highways.
3. Right of Way, including the terms and provisions thereof, in favor of Forest Lumber Company, dated July 7, 1939, recorded July 27, 1939 in Deed Volume 123, page 457, and dated July 17, 1939, recorded August 4, 1939 in Deed Volume 123, page 469, records of Klamath County, Oregon, for 100 foot wide railroad right of way.

4. Right of Way, including the terms and provisions thereof, in favor of Weyerhaeuser Timber Company, dated June 4, 1949, recorded July 27, 1959 in Deed Volume 233, page 1, records of Klamath County, Oregon, for logging road.
5. Easements, including the terms and provisions thereof, in favor of Klamath County, Oregon, dated June 17, 1960, recorded September 11, 1961 in Deed Volume 332 page 196, and dated July 6, 1960, recorded March 25, 1963 in Deed Volume 344, page 51, records of Klamath County, Oregon for roads.
6. Easements, including the terms and provisions thereof, in favor of United States of America, dated February 27, 1963, recorded March 4, 1963 in Deed Volume 343, page 440 records of Klamath County, Oregon; and dated May 23, 1963, recorded May 23, 1963 in Deed Volume 344 page 118, records of Klamath County, Oregon, for roads.
7. Reservations contained in land Status Report recorded September 10, 1958, in Deed Volume 303 page 366, records of Klamath County, Oregon, as follows: "... and the above described property is subject to any existing easements for public roads and highways, for public utilities, and for railroad and pipelines and for any other easements or rights of way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States."
8. Easement Deed, including the terms and provisions thereof, in favor of United States of America, dated April 24, 1970, recorded November 27, 1970 in Volume M70 page 4211, Deed records of Klamath County, Oregon, for road right of way.
Consent and Subordination Agreement, including the terms and provisions thereof, from A. F. Blocklinger to United States of America, dated May 21, 1970, recorded May 27, 1970 in Volume M70 page 4209, Deed records of Klamath County, Oregon.
9. Subject to the proper recording of Lake County Probates for Mabel Schumacher, Daniel Schumacher, Lotta Wallace and William G. Lane, in Klamath County records, and any changes effected by said recordings.
10. The effect of a Deed from Vena Lane to Daniel D. Schumacher, recorded June 15, 1949 in Deed Volume 232 page 37, records of Klamath County, Oregon, for an undivided 1/3 interest in a portion of the herein described property.
11. The effect of a Deed from Wilda G. Henkle and Virgil Henkle to Daniel D. Schumacher and Mabel A. Schumacher, husband and wife, recorded June 15, 1949 in Deed Volume 232 page 39, records of Klamath County, Oregon, for an undivided 1/3 interest in a portion of the herein described property.
12. The effect of a Bargain and Sale deed from Wilda G. Hinkle and Virgil Hinkle to Mabel Schumacher, recorded May 18, 1967 in Deed Volume M67 page 3707, records of Klamath County, Oregon. Affects S $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 28 and N $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 33.

39058

TAX INFORMATION:

Account No. 2909-01100-00200	Key No. R856283
Account No. 2909-01500-00100	Key No. R856292
Account No. 2909-01000-00200	Key No. R95499
Account No. 2909-00000-00600	Key No. R856210
Account No. 2909-01500-00300	Key No. R856229
Account No. 2909-02200-00200	Key No. R856256
Account No. 2909-00000-00400	Key No. R95462
Account No. 2909-00000-00300	Key No. R95505
Account No. 2909-01500-00600	Key No. R856247

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First Interstate
of Dec A.D. 19 94 a 11:10 clock A.M. and duly recorded in Vol. M94
of Dec on Page 39055
FEE \$45.00
By Livelyn Biehn County Clerk
W. V. ...