

97483

04-03-95P02:40 RCVD

PERSONAL REPRESENTATIVE'S DEED

Vol. 115 Page 7989

THIS INDENTURE, Made this 30 day of March, 1995, by and between ROGER W. McCLURG, the duly appointed, qualified, and acting Personal Representative of the Estate of Herman A. McClurg, deceased, Klamath County Circuit Court Case No. 9202848 CV, hereinafter called the first party, and JAMES BRUCE McCLURG., hereinafter called the second party;

W I T N E S S E T H:

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 said second party and the second party'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 situated in the County of Klamath, State of Oregon, legally described on Exhibit A, attached hereto and incorporated by reference herein as if fully set forth.

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

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.

THE TRUE AND ACTUAL CONSIDERATION paid for this transfer, stated in terms of dollars, is \$ -0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, that being distribution of the said devisee's distributive share of the estate, pursuant to Order Approving Final Account and Decree of Final Distribution, dated March 30, 1995, at a valuation for purposes of such distribution in the sum of \$65,000.00.

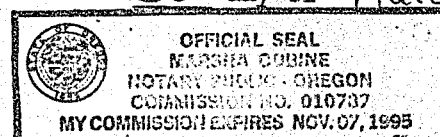
IN WITNESS WHEREOF, the said first party has executed this instrument; if first party is a corporation, it has caused its corporate name to be signed hereto and its corporate seal affixed by its officers duly authorized thereunder by order of its Board of Directors.

R. W. McClurg
ROGER W. McCLURG, Personal Representative
of the Estate of Herman A. McClurg.

STATE OF OREGON/County of Klamath) ss.

PERSONALLY APPEARED BEFORE ME the above-named Roger W. McClurg, and acknowledged the foregoing instrument to be his voluntary act and deed.

DATED this 30 day of March, 1995.



Margiea Corrine
NOTARY PUBLIC FOR OREGON
My Commission expires: 11-7-95

GRANTORS NAME AND ADDRESS: Estate of Herman A. McClurg by Roger W. McClurg, Personal Representative
GRANTEES NAME AND ADDRESS: James Bruce McClurg
2027 Oregon Avenue, Klamath Falls, OR 97601
AFTER RECORDING, RETURN TO: James Bruce McClurg
2027 Oregon Avenue, Klamath Falls, OR 97601
UNTIL A CHANGE IS REQUESTED, SEND TAX STATEMENT TO: James Bruce McClurg
2027 Oregon Avenue, Klamath Falls, OR 97601

7990

A portion of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 2, Township 39 S., R. 9 E.W.M., and described as follows:

Beginning at a point on the South boundary line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 2, 495 feet East of the Southwest corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 2, thence North and parallel to the West line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 2, 1120 feet to the Southwest corner of the tract herein conveyed being the place of beginning of this description thence from said place of beginning East and parallel to the North line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 2, 165 feet; thence North and parallel to the West line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 2, 100 feet; thence West and parallel to the North line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 2, 165 feet; thence South and parallel to the West line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 2, 100 feet to the place of beginning, subject to the right-of-way 6 feet wide off the East side of said tract for use as an irrigation lateral; all contracts and agreements with the United States of America and Enterprise Irrigation District relative to irrigation and/or drainage and any existing rights-of-way for ditches or canals heretofore conveyed or used in connection therewith, and charges and assessments of the Enterprise Irrigation District, EXCEPTING therefrom the Westerly 25 feet used for roadway purposes.

(More commonly known as 2025 Hope Street, Klamath Falls, Oregon, County of Klamath)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
of _____ April _____ A.D., 19 95 at 2:40 o'clock P _____ M., and duly recorded in Vol. _____ M95
of _____ Deeds _____ on Page 7989.

FEE \$35.00

By Bernetha G. Leisch County Clerk

EXHIBIT "A"