

NA 3117 07-21-95P03:43 RCVD

PERSONAL REPRESENTATIVE'S DEED Vol. M95 Page 19067

THIS INDENTURE Made this 21st day of July, 1995, by and between JERRY MOLATORE, the duly appointed, qualified and acting personal representative of the estate of CLINTON C. PIERCE JR., deceased, hereinafter called the first party, and RICHARD O.L. GROVE and LEE ANN GROVE, 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 20, Block 27, WEST KLAMATH, in the County of Klamath, State of Oregon.  
Code 7 Map 3908-13AD Tax Lot 3500

Grantee accepts the property as is, without representations or warranties from Grantor, except that Grantor has represented that the septic tank on the property is not functional and that Grantor has paid for a permit to excavate the septic tank.

"SUBJECT TO RESERVATIONS, RESTRICTIONS, RIGHT-OF-WAY, EASEMENTS OF RECORD AND THOSE APPARENT UPON THE LAND."

(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 \$ 30,000.00

① However, the actual consideration consists of or includes other property or value given or promised which is <sup>part of the</sup> ~~the whole~~ consideration (indicate which) ①

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.

JERRY MOLATORE

Personal Representative of the Estate of CLINTON C. PIERCE Deceased.

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

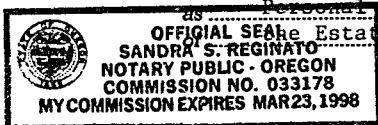
STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on July 20th, 1995,

by Jerry Molatore

as Personal Representative

of the Estate of Clinton C. Pierce



Sandra S. Regnato  
Notary Public for Oregon  
My commission expires 03/23/98

Grantor's Name and Address
Grantee's Name and Address
After recording return to (Name, Address, Zip): <u>Mr. &amp; Mrs. Richard O.L. Grove Jr</u> <u>P.O. Box 7225</u> <u>Klamath Falls, OR 97603</u>
Until requested otherwise send all tax statements to (Name, Address, Zip): <u>Same as Above</u>

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 21st day of July, 1995, at 3:43 o'clock P.M., and recorded in book/reel/volume No. M95 on page 19007 and/or as fee/file/instrument/microfilm/reception No. 3117, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co Clerk  
NAME TITLE  
Bernetha G. Letsch Deputy

FEE: \$30.00