

12155

AFTER RECORDING, RETURN TO:

William M. Ganong
635 Main Street
Klamath Falls OR 97601

MAIL TAX STATEMENTS TO:
Theresa G. Ganong
303 South Rogers Street
Klamath Falls OR 97601

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13477

DEED OF PERSONAL REPRESENTATIVE

RE-RECORDED TO CORRECT AN
ERROR IN DESCRIPTION

THERESA G. GANONG, the duly appointed, qualified, and acting personal representative of the estate of Frank Falkner Ganong, deceased, pursuant to the Order Approving First and Final Verified Statement and Decree of Final Distribution entered in the Estate of Frank Falkner Ganong, Klamath County Circuit Court Case No. 9501118 CV, conveys to THERESA G. GANONG, an undivided one-half interest as a tenant in common in the real property situated in Klamath County, Oregon, described as follows: Located in Section 35, Township 35 South, Range 14 E.W.M. and more particularly described as follows:

The N $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$, S $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$, S $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$, S $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$, and the N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ saving and excepting therefrom a parcel of land lying in said N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ described as follows: Starting at the NE corner of the SW $\frac{1}{4}$ of said Section, which corner is marked by a Brass Cap set in a mound of stone (labeled "CTR $\frac{1}{4}$ SC, S35, 3641"); thence South 0°54' East along the Easterly boundary of the SW $\frac{1}{4}$ 288.75 feet more or less to the right Northerly bank of the North Fork of Sprague River; thence South 0°54' East along the Easterly boundary of the SW $\frac{1}{4}$ to its intersection with the medial line of the North Fork of Sprague River, which intersection is the true point of beginning of this description; thence South 0°54' East along the Easterly boundary of the SW $\frac{1}{4}$ to the SE corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said section, which corner lies 226.71 feet Southerly from the left (South) bank of the North Fork of Sprague River, and which corner is monumented by a Brass Cap set in a mound of stone (labeled "1/32 GANONG 3641"); thence South 89°59' West along the South Line of the N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ 726.0 feet; thence North 0°50'30" West 226.71 feet; thence North 89°59' East 264 feet; thence South 30° East to the Medial Line of the North Fork of Sprague River; thence Easterly and upstream along said Medial Line of the North Fork of Sprague River to the true point of beginning. The parcel to which the above description applies contains 4.10 acres, more or less.

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 for this conveyance is inheritance.

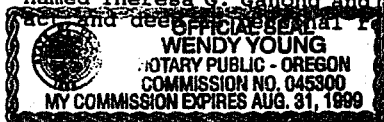
DATED:

January 17, 1996.

Theresa G. Ganong,
Personal Representative of the
Estate of Frank Falkner Ganong, Deceased

STATE OF OREGON, County of Klamath) ss.

On the 17th day of January, 1996, personally appeared the above named Theresa G. Ganong and acknowledged the above instrument to be her voluntary act and deed as Personal Representative of the Frank Falkner Ganong Estate.



Wendy Young
Notary Public for Oregon

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Wm. Ganong
of Jan A.D., 19 96 at 2:55 o'clock P. M., and duly recorded in Vol. 96
of Deeds on Page 1651

FEE \$30.00

Bernetha G. Letsch, County Clerk
By [Signature]

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