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PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 15th day of March, 1996, by and between GEORGE MAUPIN, the duly appointed, qualified and acting personal representative of the estate of BETHENE VICTORIA FETSCH, deceased, hereinafter called the first party, and MEL T. MULLANEY and PATRICIA A. MULLANEY, husband and wife 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 9, Block 300, DARROW ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State Of Oregon.

Code 1 Map 3809-33DA Tax Lot 11300

(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 \$ 50,000.00

Ⓢ 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.

George Maupin P.R.
GEORGE MAUPIN

Personal Representative
of the Estate of BETHENE VICTORIA FETSCH Deceased.

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

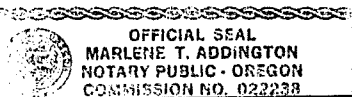
STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on March 28, 1996,

by George Maupin

as Personal Representative

of Bethene Victoria Fetsch Estate



Marlene T. Addington
Notary Public for Oregon
My commission expires March 22, 1997

Grantor's Name and Address

Grantee's Name and Address

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

Mr. & Mrs. Mullaney
8752 Sky Rim Dr.
Lakeside, CA. 92046

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

As Above

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 28th day of March, 1996, at 3:29 o'clock PM, and recorded in book/reel/volume No. M96 on page 8723 and/or as fee/file/instrument/microfilm/reception No. 15603, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G Letsch, County Clerk

By Curry, Deputy

Fee \$30.00

96 MAR 28 P3:29