

17353

PERSONAL REPRESENTATIVE'S DEED

Vol. M90 Page 12565

MTC37871KR

THIS INDENTURE Made this 1st day of MAY, 1996, by and between JOE L. KELLER, the duly appointed, qualified and acting personal representative of the estate of ROSIE ANN KELLER, deceased, hereinafter called the first party, and STEPHEN J. KELLER AND R. SUE KELLER, 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:

## PARCEL 1:

Lot 2, Block 10, FOURTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## PARCEL 2:

Lot 5, Block 10, FIFTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

(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 \$ To clear title.  
 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).<sup>Ⓢ</sup>

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.

Joe L. Keller  
 JOE L. KELLER

Personal Representative  
 of the Estate of ROSIE ANN KELLER Deceased.

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

STATE OF OREGON, County of KLAMATH ) ss. 5/1, 1996,  
 This instrument was acknowledged before me on

by JOE L. KELLER

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_

as \_\_\_\_\_



Kristi L. Redd  
 Notary Public for Oregon  
 My commission expires 11/16/99

Joe L. Keller  
6412 HARLAN DRIVE  
KLAMATH FALLS OR 97603  
 Grantor's Name and Address

Stephen J. and R. Sue Keller  
7205 HIDDEN VALLEY RD.  
KLAMATH FALLS OR 97603  
 Grantee's Name and Address

After recording return to (Name, Address, Zip):  
STEPHEN J. KELLER & R. SUE KELLER  
7205 HIDDEN VALLEY RD  
KLAMATH FALLS OR 97603

Until requested otherwise send all tax statements to (Name, Address, Zip):  
STEPHEN J. KELLER & R. SUE KELLER  
7205 HIDDEN VALLEY RD  
KLAMATH FALLS OR 97603

SPACE RESERVED  
 FOR  
 RECORDER'S USE

STATE OF OREGON, } ss.  
 County of Klamath

I certify that the within instrument was received for record on the 2nd day of May, 1996, at 11:56 o'clock AM, and recorded in book/reel/volume No. M96 on page 12565 and/or as fee/file/instrument/microfilm/reception No. 17353, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G Letsch, County Clerk  
 NAME TITLE  
 By Cheryl Hassel, Deputy

Fee \$30.00

96 MAY -2 AM 1:56