

20201 MTC 30001 NF

PERSONAL REPRESENTATIVE'S DEED

Vol. m96 Page 18437

THIS INDENTURE Made this 20th day of June, 19 96, by and between AGNES GARRETT, the duly appointed, qualified and acting personal representative of the estate of CHARLES A. GARRETT, deceased, hereinafter called the first party, and KLAMATH ANIMAL CLINIC, INC., an Oregon corporation 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

(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 \$ 137,400.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the 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.

Agnes Garrett
Agnes Garrett

Personal Representative
of the Estate of Charles A. Garrett Deceased.

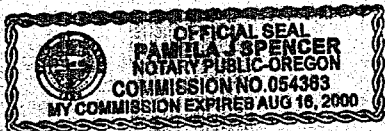
NOTE—The sentence between the symbols Ⓢ, if not applicable, should be deleted. See ORS 93.030.

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on _____, 19____, by _____

This instrument was acknowledged before me on 6/20, 1996 by Agnes Garrett

as Personal Representative of The Estate of Charles A. Garrett



Pamela J. Spencer
Notary Public for Oregon
My commission expires 8/16/2000

AGNES GARRETT, PERSONAL REP.

1939 Van Ness
Klamath Falls, OR 97601

Grantor's Name and Address

KLAMATH ANIMAL CLINIC, INC.

2726 S 6th
Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to (Name, Address, Zip):
KLAMATH ANIMAL CLINIC, INC.

2726 S 6th
Klamath Falls, OR 97601

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

KLAMATH ANIMAL CLINIC, INC.

2726 S 6th
Klamath Falls, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/roll/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME TITLE
By _____, Deputy

36 JUN 21 AM 39

EXHIBIT "A"
LEGAL DESCRIPTION

18438

Lot 4, Block 66, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH a strip of land one foot in width along the Westerly side of Lot 3, Block 66 of BUENA VISTA ADDITION to the City of Klamath Falls, and also lying entirely Westerly of a concrete retaining wall marking the line of possession of said lot 3 and being more particularly described as follows:

Beginning at a 3/4 inch iron pipe marking the Northwest corner of said Lot 3; thence Southerly along the Westerly line of said Lot 3, 95.00 feet; thence Easterly at right angles to said lot line, 1.00 foot; thence Northerly parallel to said lot line, 95.00 feet; thence Westerly 1.00 foot to the point of beginning.

SUBJECT TO:

Trust Deed including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: April 17, 1984

Recorded May 21, 1984

Volume: M84, page 8389 Microfilm Records of Klamath County, Oregon

Amount: \$150,000.00

Grantor: Charles A. Garrett, D.V.M.

Trustee: The Administrator of the Small Business Administration, an agency of the Government of the United States of America

Beneficiary: Small Business Administration, an agency of the United States of America

THE GRANTEES HEREIN AGREE TO ASSUME AND PAY SAID TRUST DEED.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 21st day
of June A.D. 1986 at 10:39 o'clock AM., and duly recorded in Vol. M96
of Deeds on Page 18437.

FEE \$35.00

By Bernetha G. Letsch, County Clerk