

23662

PERSONAL REPRESENTATIVE'S DEED

Vol. m96 Page 26037

THIS INDENTURE Made this 5th day of July, 1996, by and between DEBRA M. SNIDER the duly appointed, qualified and acting personal representative of the estate of GLORIA JEAN DAFFARA, deceased, hereinafter called the first party, and RICHARD E. BREVERLY and LINDA A. BREVERLY, not as tenants in common, hereinafter called the second party; WITNESSETH: but with full rights of survivorship

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 LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

(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 \$ \$49,900.00

Ⓢ However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) Ⓢ the whole

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 30.830.

DEBRA M. SNIDER

Personal Representative of the Estate of GLORIA JEAN DAFFARA Deceased.

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

STATE OF CALIFORNIA, County of SAN DIEGO

This instrument was acknowledged before me on AUG 20, 1996, by DEBRA M. SNIDER

This instrument was acknowledged before me on August 20, 1996, by DEBRA M. SNIDER

as PERSONAL REPRESENTATIVE of THE GLORIA JEAN DAFFARA ESTATE



Ginger R. Spann
Notary Public for CA
My commission expires MAR 16, 1998

Grantor's Name and Address
Grantee's Name and Address
After recording return to (Name, Address, Zip):
MR. AND MRS. RICHARD BREVERLY
11765 SW TIMBERLINE DR.
BEAVERTON, OR 97008
Until requested otherwise send all tax statements to (Name, Address, Zip):

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/reel/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

96 AUG 22 P 3:50

EXHIBIT "A"

26038

PARCEL 1:

A tract of land situated in the SW 1/4 of Section 31, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and more particularly described as follows:

Beginning at the Northeast corner of Lot 1, Block 1, RIVERSIDE ADDITION TO THE CITY OF KENO, OREGON, said point being on the Westerly boundary of the Ashland-Klamath Falls Highway; thence North 25 degrees 15' East along said boundary a distance of 68.0 feet; thence North 42 degrees 05' West a distance of 434.8 feet to a point that bears North 25 degrees 15' East a distance of 20.0 feet from the Northwest corner of Lot 4, Block 1, RIVERSIDE ADDITION to the City of Keno, Oregon; thence South 25 degrees 15' West a distance of 20.0 feet to the Northwest corner of said Lot 4; thence South 36 degrees 30' East along the Northeasterly boundary of said RIVERSIDE ADDITION to Keno, Oregon, a distance of 455.5 feet, more or less, to the point of beginning.

PARCEL 2:

That portion of Lot 1, Block 1, RIVERSIDE ADDITION TO KENO (Doten), Oregon, in the County of Klamath, State of Oregon, being at a point which is the Northeasterly corner of said Lot 1, and thence Southwesterly 88 feet parallel to the State Highway and along the Easterly line of said Lot 1; thence Northwesterly 185.5 feet, more or less, to a point on the Northwesterly line of said Lot 1, which is 156 feet Southwesterly along said lot line from the Northwesterly corner of said Lot 1; thence Northeasterly along the Westerly line of said Lot 1, 156 feet to the Northeasterly line of said Lot 1; thence 185.5 feet Easterly along the Northeasterly line of said Lot 1 to the place of beginning, and being the Northeasterly portion of Lot 1, Block 1, of Riverside Addition to Keno (Doten), Oregon, EXCEPT that portion described as follows:

All that part of Lot 1, Block 1, of RIVERSIDE ADDITION TO KENO, Klamath County, Oregon, lying Northwesterly of a line which is parallel to and 20 feet Southeasterly from the Northwesterly line of said Lot 1, all according to the duly recorded plat of said Riverside Addition to Keno, Oregon.

CODE 21 MAP 3908-3100 TL 2600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 22nd day of August A.D., 19 96 at 3:50 o'clock PM., and duly recorded in Vol. M96 of Deeds on Page 26037.

Bernetha G Letsch, County Clerk

FEE \$35.00

By [Signature]