

30631

MTC 4005MS

PERSONAL REPRESENTATIVE'S DEED

Vol. 1796

Page 40406

THIS INDENTURE Made this _____ day of _____ December, 19__96, by and between JOHN E. COX and GLADYS COX the duly appointed, qualified and acting personal representative of the estate of MAUD COX STEVEN F. MICHAELS and IRENE A. MICHAELS, Husband and Wife, deceased, hereinafter called the first party, and 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 6 in Block 210 of MILLS SECOND 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.

SUBJECT TO: Reservations, covenants, conditions and restrictions of record; rights of way and easements of record and those apparent upon the land.

(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 \$ 63,000.00

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 30.930.

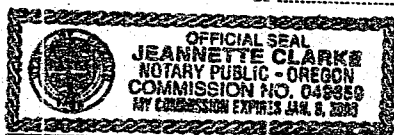
John E. Cox
Gladys Cox
Gladys Cox Personal Representative
of the Estate of Maud Cox Deceased.

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

STATE OF OREGON, County of Jackson) ss.

This instrument was acknowledged before me on December 27, 1996, by John E. Cox and Gladys Cox.

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



Jeannette Clarke
Notary Public for Oregon
My commission expires Jan 8, 2000

Estate of Maud Cox
228 N. 7th Street
Klamath Falls OR 97601
Grantor's Name and Address
Steven F. & Irene A. Michaels
4179 Old Midland Road
Klamath Falls, OR 97603
Grantee's Name and Address
After recording return to (Name, Address, Zip):
Parks & Ratliff
228 N. 7th Street
Klamath Falls OR 97601
Until requested otherwise send all tax statements to (Name, Address, Zip):
Steven F. & Irene A. Michaels
4179 Old Midland Road
Klamath Falls, OR 97603

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 31st day of December, 1996, at 11:22 o'clock A.M., and recorded in book/reel/volume No. M96 on page 40406 and/or as fee/file/instrument/microfilm/reception No. 30631, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
By Kathleen Rose, Deputy

Fee: \$30.00

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DEC 31 AM 12:22