

NA WPT 40-869
KCT K 5111

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PERSONAL REPRESENTATIVE'S D

Vol. 1197 Page 29006

THIS INDENTURE Made this 20TH day of AUGUST, 1997, by and
between ADAM ⁵¹ MANLEY
the duly appointed, qualified and acting personal representative of the estate of DAVID A. MANLEY
JERRY W. RUSSELL, 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 DOUGLAS, State of Oregon, described as follows, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREO

7-33-76

TAX ACCOUNT NO. R-2406-1AA-50
KEY NO. R144114

45 CRACK INSUFFICIENT CONTAINMENT DESCRIPTION ON SE/DEEP 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 \$55,000.00

① However, the actual consideration consists of or includes other property of value given or promised which is part of 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 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 THE APPLICABLE LAND USE LAWS AND REGULATIONS.

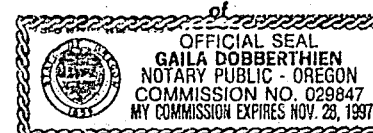
ADAM : MANT

Personal Representative:

IN
of the Estate of **DAVID A. MANLEY** Deceased

NOTE: The sentence between the symbols ① if not applicable, should be deleted. See QPS 93.0

STATE OF OREGON, County of _____ LANE _____) ss.
 This instrument was acknowledged before me on _____ AUGUST 22, 1997
 by _____ ADAM W. MANLEY _____
 This instrument was acknowledged before me on _____, 19_____
 by _____
 as _____



Sandra Robbertshaw
Notary Public for Oregon
My commission expires _____

ADAM MANLEY

Generator's Name and Address

.....
Gumlee's Name and Address

After recording return to (Name, Address, Zip)

...WESTERN PIONEER TITLE.

...1717...CENTENNIAL...BLVD...

...SPRINGFIELD, OR.....974:

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

SPACE RESERVE
FOR
RECORDED

STATE OF OREGON,
County of _____ ss
I certify that the within instrument
was received for record on the _____ day
of _____, 19____, a
_____ o'clock _____ M., and recorded in
book/reel/volume No. _____ on page
_____ and/or as fee/title/instru-
ment/microfilm/reception No. _____
Record of Deeds of said County.
Witness my hand and seal o
County affixed.

NAME TITLE
By Deputy

EXHIBIT "A"

The following described real property situate in Klamath County, Oregon:

The NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, described as follows: Beginning at the intersection of the Westerly right of way line of Highway #58 and the Southerly right of way line of Secondary Highway #429 which lies South 25°53' West a distance of 493 feet and South 16°19' East a distance of 30 feet and South 74° West a distance of 40 feet from the Northeast corner of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, and running thence; continuing South 74° West along the Southerly right of way line of Secondary Highway #429 and 30 feet Southerly at right angles from its center, a distance of 140 feet to a point; thence South 16°19' East parallel to and 140 feet Westerly at right angles from the Westerly right of way line of Highway #58, a distance of 170 feet to a point; thence North 74° East parallel to the Southerly right of way line of Highway #429, a distance of 140 feet to a point on the Westerly right of way line of Highway #58; thence North 16°19' West along the Westerly right of way line of Highway #58 and 40 feet Westerly at right angles from its center line, a distance of 170 feet, more or less, to the point of beginning, said tract being in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 1, Township 24 South, Range 6 East of the Willamette Meridian.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 4th day
of Sept. A.D., 19 97 at 3:00 o'clock A. M., and duly recorded in Vol. M97,
of Deeds on Page 29006.

FEE \$35.00

By Bernetha G. Letsch County Clerk
Kathleen Russell