

AFTER RECORDING, RETURN TO:

William M. Ganong
514 Walnut Avenue
Klamath Falls OR 97601

MAIL TAX STATEMENTS TO:

Stephen J. Keller and Rebecca Ann Hoppe
7205 Hidden Valley Road
Klamath Falls OR 97603

49671

PERSONAL REPRESENTATIVE'S DEED

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Stephen J. Keller, the duly qualified, and acting personal representative of the estate of Rosie Ann Keller, deceased, pursuant to the Decree of Final Distribution entered in Klamath County Circuit Court Case No. 9302741 CV, conveys to Stephen J. Keller and Rebecca Ann Hoppe, as tenants in common, the estate's interest in all that real property situated in Klamath County, Oregon, more particularly described as follows:

Parcel No. 1:

A tract of land located in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 13, and the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 12, Township 39 South, Range 9 EWM, more particularly described as follows:

Beginning at a point on the intersection of the East line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 13, and the Southerly right of way line of Keller Road, said point being South 00°23'49" West, 15.82 feet from the North quarter corner of said Section 13; thence South 00°23'49" West, along said East line, 792.02 feet to the Northerly right of way line of the USBR "A" Canal; thence Northwesterly along said Northerly right of way line to a point marking the Southeast corner of Lot 34, Block 3, Tract 1127, Ninth Addition to Sunset Village, a duly recorded subdivision, said point also being on the East-West section line common to said Sections 12 and 13; thence North 63°32'08" East along the Southerly line of said Lot 34, 160.67 feet to the Southerly right of way line of Harlan Drive; thence, along said Southerly right of way line of Harlan Drive and Keller Road, along the arc of a curve to the left (radius point is North 42°33'00" East, 330.00 feet, central angle equals 42°33'00") 245.07 feet, West 358.28 feet to the point of beginning, with bearings based on said Tract 1127.

Klamath County Tax Assessor Lot No. 3909-01300-00100

Parcel No. 2: See Exhibit A attached hereto and incorporated herein by this reference.

97 DEC -5 P3:38

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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.

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The true and actual consideration for this conveyance is inheritance.

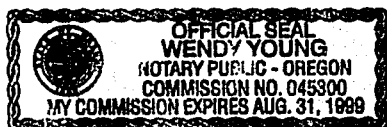
DATED THIS 5 day of December, 1997.

Stephen J. Keller

Stephen J. Keller
Personal Representative of the
Estate of Rosie Ann Keller,
Deceased

STATE OF OREGON, County of Klamath) ss.

On the 5th day of December 1997, personally appeared the above named Stephen J. Keller and acknowledged the above instrument to be his voluntary act and deed as personal representative of the estate of Rosie Ann Keller, Deceased.



Wendy Young

Notary Public for Oregon
My Commission Expires: 8-31-99

A TRACT OF LAND SITUATED IN SECTION 12, T39S, R9EWH, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHEASTERLY CORNER OF "TRACT 1108 - SEVENTH ADDITION TO SUNSET VILLAGE"; THENCE, ALONG THE BOUNDARY OF SAID "TRACT 1108", S23°22'00"W 290.00 FEET, S66°38'00"E 32.77 FEET, S23°22'00"W 170.00 FEET, N68°57'47"W 72.76 FEET, WEST 180.07 FEET, N01°54'33"W 15.01 FEET AND WEST 15.00 FEET TO THE NORTHEAST CORNER OF "TRACT 1112 - EIGHTH ADDITION TO SUNSET VILLAGE"; THENCE, ALONG THE EASTERLY BOUNDARY OF SAID "TRACT 1112", S01°54'33"E 85.05 FEET AND SOUTH 435.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF ORINDA DRIVE; THENCE, LEAVING SAID BOUNDARY LINE, EAST 542.74 FEET; THENCE SOUTH 977.64 FEET; THENCE EAST 222.00 FEET, SOUTH 85.00 FEET AND EAST 165.00 FEET TO A POINT ON THE WEST BOUNDARY LINE OF "TRACT 1194 - TENTH ADDITION TO SUNSET VILLAGE"; THENCE, ALONG THE BOUNDARY OF SAID "TRACT 1194", NORTH 185.00 FEET, EAST 105.00 FEET, NORTH 46.00 FEET, EAST 339.61 FEET, NORTH 17.43 FEET, EAST 170.00 FEET, SOUTH 12.00 FEET AND EAST 115.71 FEET TO A POINT ON THE EAST LINE OF THE W1/2 E1/2 NW1/4 SE1/4 OF SAID SECTION 12; THENCE N00°12'55"E, ALONG THE SAID EAST LINE, 1115.81 FEET TO THE C-E-W-E 1/256 CORNER OF SAID SECTION 12; THENCE N89°52'00"E, ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 12, 195.59 FEET TO A POINT ON THE SOUTHERLY LINE OF THE "OREGON STATE PARKS BIKE PATH" (FORMERLY THE O. C. & E. RAILROAD); THENCE N66°40'00"W, ALONG THE SAID SOUTHERLY LINE, 1575.71 FEET TO THE POINT OF BEGINNING, CONTAINING 47.2 ACRES.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of William Ganong the 3:38 day
of December A.D., 19 97 at 3:38 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 39738

FEE \$40.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross