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JAN 16 P3:53

PERSONAL REPRESENTATIVE'S DEED

Vol. 1798 Page 1602

THIS INDENTURE Made this _____ day of January, 1998, by and between Mary M. Mc Connell and Terry L. Mc Sweeney, the duly appointed, qualified and acting personal representative of the estate of Charles R. Mc Connell, deceased, hereinafter called the first party, and Russell Mailloux and Larry W. Caldwell, not as tenants in common, but with full rights of survivorship 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:

Please see Exhibit "A" attached hereto and made a part thereof

(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 \$ 32,000.00

However, the actual consideration consists of an interest in the property of value given or promised which is part of the consideration (indicate which):

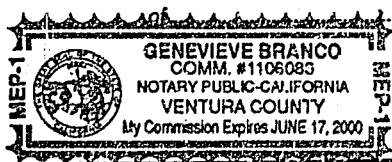
IN WITNESS WHEREOF, the first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Mary M. Mc Connell
Terry L. Mc Sweeney
Personal Representative
of the Estate of Charles R. Mc Connell Deceased.

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

STATE OF OREGON, County of Los Angeles) ss.
This instrument was acknowledged before me on 15 January, 1998,
by Genevieve Branco, Notary Public
This instrument was acknowledged before me on _____, 19____,
by _____
as _____



Notary Public for California
My commission expires JUNE 17, 2000

Mary M. Mc Connell
Terry L. Mc Sweeney
Grantor's Name and Address
Russell Mailloux
Larry W. Caldwell
Grantee's Name and Address
After recording return to (Name, Address, Zip):
709 Prescott
Klamath Falls, OR 97601
Until requested otherwise send all tax statements to (Name, Address, Zip):
Russell Mailloux & Larry W. Caldwell
As Above

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 attested.
By _____, Deputy

EXHIBIT "A"

Lot 1, Block 5, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin on the Southerly line of Upham Street at the Northwest corner of Lot 1, Block 5, FIRST ADDITION TO KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon; thence along the line between said Lot 1 and Lot 2, a distance of 89.35 feet to an iron pin; thence in a Northerly direction a distance of 56.4 feet more or less to an iron pin on the Southerly line of Upham Street, said iron pin lying 69.5 feet Easterly along the Southerly line of Upham Street from the place of beginning; thence Westerly along the Southerly line of Upham Street, a distance of 69.5 feet to the place of beginning.

CODE 1 MAP 3809-29CD TL 6900

STATE OF OREGON,

County of Klamath

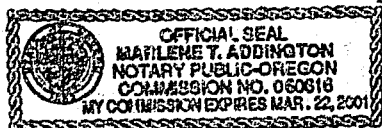
ss.

FORM NO. 23 — ACKNOWLEDGMENT
STEVEN-NESS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 16th day of January, 1998, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Mary M. McCannell

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that..... executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Harlene T. Addington
Notary Public for Oregon.
My Commission expires 3-22-01

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 16th day of January A.D., 19 98 at 3:53 o'clock P.M., and duly recorded in Vol. M98 of Deeds on Page 1602

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross