

55319

PERSONAL REPRESENTATIVE'S DEED

Vol. 1998 Page 3786



THIS INDENTURE Made this 26th day of March, 1998, by and between CHARLOTTE BEENEY, the duly appointed, qualified and acting personal representative of the estate of HARVEY JAMES BEENEY, deceased, hereinafter called the first party, and WILLIAM E. AKINS and DeANN L. AKINS, husband and wife 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:

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 \$25,000.00.

ⓐ 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}

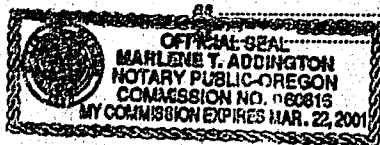
IN WITNESS WHEREOF, the first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Charlotte Beene
Personal Representative
of the Estate of Harvey James Beene, Deceased.

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

STATE OF OREGON, County of Klamath) ss.
This instrument was acknowledged before me on March 26, 1998,
by Charlotte Beene
This instrument was acknowledged before me on _____, 19____,
by _____



Mahlene T. Addington
Notary Public for Oregon
My commission expires 3-22-01

Grantor's Name and Address

Grantee's Name and Address

After recording return to (Name, Address, Zip):
Mr. & Mrs. William E. Akins
25750 Rocky Point Rd.
Klamath Falls, OR 97601
Until requested otherwise send all tax statements to (Name, Address, Zip):
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/roll/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

EXHIBIT "A"

PARCEL 1:

A tract of land situated in the NE 1/4 SW 1/4 of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the center one-quarter of said Section 10; thence South 0 degrees 36' West, a distance of 669.40 feet; thence South 89 degrees 24' West, a distance of 978.98 feet; thence North 3 degrees 07' West, a distance of 146.80 feet; thence North 80 degrees 46' East, a distance of 165.7 feet to the true point of beginning of this description; thence South 80 degrees 46' West, a distance of 30 feet; thence North 11 degrees 51' West, a distance of 109.0 feet; thence North 85 degrees 14' East, a distance of 30 feet; thence South 19 degrees 6' East, a distance of 44.0 feet; thence South 6 degrees 42' East, a distance of 62.1 feet to the point of beginning.

PARCEL 2:

A tract of land situated in the NE 1/4 SW 1/4 of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin on the Easterly line of the County Road, said point being South 0 degrees 36' West a distance of 669.4 feet, South 89 degrees 24' West a distance of 978.98 feet, and North 3 degrees 07' West a distance of 205.85 feet from the center quarter corner of said Section 10; thence North 82 degrees 50' East a distance of 119.0 feet to an iron pin; thence North 11 degrees 51' West a distance of 54.5 feet, more or less, to an iron pin on the Southerly line of that tract of land described in Book 301 at Page 210, Deed Records of Klamath County, Oregon; thence South 85 degrees 14' West along said Southerly line a distance of 110.5 feet, more or less, to an iron pin on the Easterly line of the County Road, said point also being the Southwesterly corner of that tract of land described in said Book 301 at Page 210; thence South 3 degrees 07' East along the Easterly line of the County Road a distance of 59.05 feet, more or less to the point of beginning.

CODE 8 MAP 3606-10CA TL 4600
CODE 78 MAP 3606-10CA TL 4800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 26th day
of March A.D., 19 98 at 3:14 o'clock P M., and duly recorded in Vol. M98
of Deeds on Page 9786.

FEE \$35.00

By Bernetha G. Leisch, County Clerk
Kardum Road