

60069

PERSONAL REPRESENTATIVE'S DEED

Vol 198 Page 20856

THIS INDENTURE Made this 5TH day of JUNE, 19 98, by and between JAMES DEE FIELDS the duly appointed, qualified and acting personal representative of the estate of JACK DEE FIELDS, deceased, hereinafter called the first party, and NOLAN SOUTH AND WILMA SOUTH, 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.....

98 JUN 17 P3:26

(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 \$ 50,000.00. 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

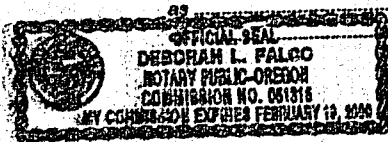
IN WITNESS WHEREOF, the first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

JAMES DEE FIELDS aka James D. Fields  
Personal Representative  
of the Estate of JACK DEE FIELDS Deceased.

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

STATE OF OREGON, County of Washington ss  
This instrument was acknowledged before me on June 16, 19 98, by JAMES DEE FIELDS  
This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_



My commission expires 2/13/2000  
Notary Public for Oregon

K-52231

Grantee's Name and Address

Grantee's Name and Address

After recording return to (Name, Address, Zip):  
NOLAN & WILMA SOUTH  
3320 QUARRY  
KLAMATH FALLS, OREGON 97601

Until requested otherwise send all notices to (Name, Address, Zip):  
SAME AS LISTED ABOVE

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 affixed.

NAME TITLE  
By \_\_\_\_\_, Deputy

EXHIBIT "A"  
DESCRIPTION OF PROPERTY

Lot 10, Block 5, ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPT that portion conveyed to Klamath County by deed recorded July 1, 1988 in volume M88, page 10308, Deed records of Klamath County, Oregon, described as follows:

A tract of land being a portion of Lot 10, Block 5 of ALTAMONT ACRES, also being in the NW ¼ NE ¼ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of said Lot 10 at the intersection of Altamont Drive and Onyx Avenue rights-of-way; thence Northerly, along said Altamont Drive right-of-way line, 10.00 feet; thence Southeasterly to a point on the North right-of-way line of Onyx Avenue 60.00 feet Easterly of the Southwest corner of said Lot 10 (point of beginning); thence Westerly 60.00 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of First American Title the 17th day  
of June A.D., 19 98 at 3:26 o'clock P.M., and duly recorded in Vol. M98  
of Deeds on Page 20856.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Rosen