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K-52599
PERSONAL REPRESENTATIVE'S DEED

Vol. 1798 Page 26143



THIS INDENTURE Made this 6TH day of JUNE, 1998, by and between KAREN ELLEN BIANE AND LYNN ANN GUSTAFSON, the duly appointed, qualified and acting personal representative of the estate of ELLEN GOECKEN, deceased, hereinafter called the first party, and STANLEY C. MASTEN AND PATRICIA A. MASTEN, TRUSTEES OF THE MASTEN 1998 TRUST, 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 \$ 96,153.75

① However, the actual consideration consists of or includes other property or value given or promised which is part of the whole consideration (indicate which).①

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.

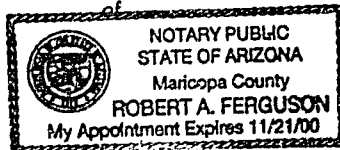
Karen Ellen Biane
KAREN ELLN BIANE
Lynn Ann Gustafson
LYNN ANN GUSTAFSON
Personal Representative
of the Estate of ELLEN GOECKEN Deceased.

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.

STATE OF ARIZONA County of MARICOPA) ss.

This instrument was acknowledged before me on 7/9, 1998,
by LYNN ANN GUSTAFSON

This instrument was acknowledged before me on _____, 19____,
by _____
as _____



Robert A. Ferguson ARIZONA
Notary Public for Oregon
My commission expires 11/21/00

Grantor's Name and Address

Grantee's Name and Address

After recording return to (Name, Address, Zip):
STANLEY & PATRICIA MASTEN TRUST
9567 GREENBRIAR DRIVE
KLAMATH FALLS, OREGON 97603

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

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of _____ } ss.

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/title/instrument/microfilm/reception No _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

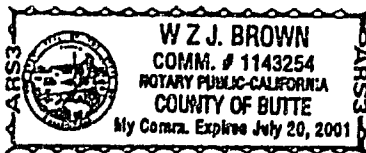
NAME _____ TITLE _____
By _____, Deputy

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

26144

State of CALIFORNIA
 County of BUTTE
 On 7/10/98 before me, LOREN BRUNN, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
 personally appeared KAREN ELLEN BIANNE
Name(s) of Signer(s)

☒ personally known to me – OR – ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

[Signature]
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
- ☐ Corporate Officer
 Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
 OF SIGNER
 Top of thumb here

Signer's Name: _____

- ☐ Individual
- ☐ Corporate Officer
 Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
 OF SIGNER
 Top of thumb here

EXHIBIT "A"
DESCRIPTION OF PROPERTY

A tract of land situated in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ and the W $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 3 and the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 10, all in Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a 1-inch by 24-inch pin marking the $\frac{1}{4}$ corner common to said Sections 3 and 10; thence N $00^{\circ}15'00''$ W along the center section line of said Section 3, 2640.03 feet; thence N $86^{\circ}22'24''$ E along an existing fence line, 1324.11 feet to the east line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 3; thence S $00^{\circ}16'14''$ E 2722.66 feet to the E $\frac{1}{16}$ corner common to said sections 3 and 10; thence S $00^{\circ}06'48''$ W, on the east line of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 10, 1150.73 feet to a 5/8 inch iron pin; thence continuing on said line 12.00 feet; thence N $89^{\circ}48'38''$ W 1209.83 feet; thence N $00^{\circ}06'48''$ E 12.00 feet; thence N $89^{\circ}48'38''$ W 110.00 feet to a 1 $\frac{1}{2}$ inch by 30 inch iron pin on the west line of the NE $\frac{1}{4}$ of said Section 10; thence N $00^{\circ}02'06''$ W 1145.23 feet to the point of beginning, with bearings based on Survey No. 2388 as recorded in the office of the Klamath County Surveyor.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ First American Title _____ the _____ 17th _____ day
of _____ July _____ A.D., 19 98 at 2:21 o'clock _____ P M., and duly recorded in Vol. _____ M98
of _____ Deeds _____ on Page 26143

FEE \$40.00

By Bernetha G. Letsch, County Clerk

This report is for the exclusive use of the parties herein shown and is preliminary to the issuance of a title insurance policy and shall become void unless a policy is issued, and the full premium paid.