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MTC 45427-KP Vol. 198 Page 30378

RETURN TO: MICHAEL P. RUDD 411 Pine St. Klamath Falls, OR 97601	TAX STATEMENT TO: Virginia L. Bair & Edward T. 8728 Spring Lake Road /Bair Klamath Falls, OR 97603	CLERK'S STAMP:
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DEED OF CLAIMING SUCCESSOR

Frederick T. Heater, Claiming Successor of the Small Estates of William W. Heater and Hazel Eleanor Heater, deceased, Grantor, conveys to Virginia L. and Edward T. Bair, as tenants by the entirety
 Bair, Grantee, the following described real property located in Klamath County, Oregon:

Section 27, Township 39 South, Range 9 EWM more particularly described as follows:

That portion of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ and SW $\frac{1}{4}$ SE $\frac{1}{4}$ lying Northerly and Northeasterly of the following described centerline of the No. 1 Drain: Beginning at a point on the east line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ that is distant North 258.3 feet from the Southeast corner of said SW $\frac{1}{4}$ SE $\frac{1}{4}$; thence S. 61°10'W., 16.6 feet; thence along a curve to the right with a radius of 477.5 feet for an arc distance of 236.4 feet to a point that is distant S. 75°21'W., 234.0 feet from the point of beginning of said curve; thence S. 89°32'W., 479.1 feet; thence along a curve to the right with a radius of 1,432.4 feet for an arc distance of 700.0 feet to a point that is distant N. 76°28'W., 693.1 feet from the point of beginning of said curve; thence N. 62°28'W., 250.0 feet; thence along a curve to the right with a radius of 1,432.4 feet for an arc distance of 650.0 feet to a point that is distant N. 49°28'W., 644.4 feet from the point of beginning of said curve; thence N. 36°28'W., 579.0 feet to a point on the North line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$.

The true and actual consideration for this conveyance is \$50,000.00 (see ORS 93.030).

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.

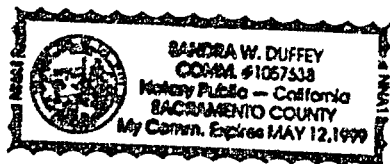
DATED this 03 day of July, 1998.

Frederick T. Heater
 Personal Representative of the
 Estates of William W. Heater and Hazel Eleanor
 Heater, deceased

STATE OF CALIFORNIA)
 County of Sacramento) ss. August 3, 1998.

Personally appeared the above-named Frederick T. Heater and acknowledged the foregoing instrument to be his voluntary act. Before me:

Sandra W. Duffey
 Notary Public for California
 My Commission Expires: 5/12/99



30379

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 18th day
of August A.D., 19 98 at 11:42 o'clock A.M., and duly recorded in Vol. M98
of Deeds on Page 30378.

FEE \$35.00

By Kathleen Ross Bernetha G. Letsch, County Clerk

