

65587

'98 SEP -2 AM 1:15

Vol. M98 Page 32307

First Party's Name and Address

Second Party's Name and Address

After recording, return to (Name, Address, Zip):

JUN YANG

106 MAIN STREET

KLAMATH FALLS, OREGON 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):

SAME AS LISTED ABOVE

SPACE RESERVED  
FOR  
RECORDER'S USE

Fee: \$30.00

K-52832

STATE OF OREGON,  
County of Klamath } ss.

I certify that the within instrument was received for record on the 2nd day of September, 1998, at 11:15 o'clock A. M., and recorded in book/reel/volume No. M98 on page 32307 and/or as fee/file/instrument/microfilm/reception No. 65587-Deed Records of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

By Kathleen Ross Deputy

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this 31ST day of AUGUST, 1998, by and between RALPH WILLIAM ALMETER, JR. the duly appointed, qualified and acting personal representative of the estate of RALPH WILLIAM ALMETER and JUN YANG AND YAN LIANG, HUSBAND AND WIFE, deceased, hereinafter called the first party, hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, 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 and assigns all the estate, right and interest of the estate of the deceased, whether acquired by operation of the law or otherwise, in that certain real property situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

THE EASTERLY 52 FEET OF LOT 11, BLOCK 49 NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, SAVING AND EXCEPTING THE SOUTHERLY 7 FEET OF THE ABOVE DESCRIBED PROPERTY, CONVEYED TO THE CITY FOR ALLEY PURPOSES.

SUBJECT TO RESERVATIONS AND RESTRICTION OF RECORD, RIGHTS OF WAY, AND EASEMENTS OF RECORD AND THOSE APPARENT UPON THE LAND, CONTRACTS AND/OR LIENS FOR IRRIGATION AND/OR DRAINAGE.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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 \$ 97,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols <sup>o</sup>, if not applicable, should be deleted. See ORS 93.030.)

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.

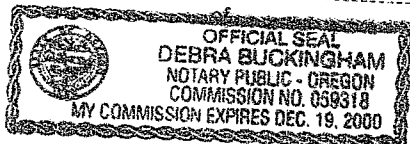
Ralph William Almeter, Jr.  
RALPH WILLIAM ALMETER, JR.

Personal Representative

STATE OF OREGON, County of KLAMATH

This instrument was acknowledged before me on 9-1 1998, by WILLIAM RALPH ALMETER, JR.

This instrument was acknowledged before me on 19 1998, by as



Debra Buckingham  
Notary Public for Oregon  
My commission expires 12-19-2000