

76197

THIS INDENTURE Made this 12th day of March, 19 99, by and  
between SCOTT D. MAC ARTHUR  
the duly appointed, qualified and acting personal representative of the estate of NEZZIE B. WESLEY  
deceased, hereinafter called the first party, and  
RHETA J. STEARNS

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 said second party and second party's heirs, successors-in-interest and assigns all the estate, right and interest of the said deceased at the time of decedent's death, and all the right, title and interest that the said estate of said deceased by operation of the law or otherwise may have thereafter acquired in that certain real property situate in the County of KLAMATH State of Oregon, described as follows, to-wit:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERNECE  
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 said 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 \$ 19,000.00  
However, the actual consideration consists of or includes other property or value given or promised which is ~~part~~ of the whole) consideration (indicate which).

IN WITNESS WHEREOF, the said first party has executed this instrument; if first party is a corporation, it has caused its corporate name to be signed hereto and its corporate seal affixed by its officers duly authorized thereunto 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.

SCOTT D. MAC ARTHUR

Personal Representative

of the Estate of NEZZIE B. WESLEY Deceased.

NOTE-The sentence between the symbols ~~is~~ (not applicable, should be deleted. See ORS 93.030.

STATE OF OREGON

County of KLAMATH } ss.

BE IT REMEMBERED, That on this 12th day of March, 19 99, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named THE HEIRS AND DEVISEES OF THE ESTATE OF NEZZIE B. WESLEY, DECEASED, AN ESTATE IN FEE SIMPLE

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that HE executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Carole A. Timpe  
Notary Public for Oregon.  
My Commission expires 8/15/00

ESTATE OF NEZZIE WESLEY

280 MAIN STREET

KLAMATH FALLS, OR 97601

Grantor's Name and Address

RHETA J. STEARNS

P.O. BOX 1627

OR KLAMATH FALLS, OR 97601

Grantee's Name and Address

After recording return to:

RHETA J. STEARNS

P.O. BOX 1627

OR KLAMATH FALLS, OR 97601

Name, Address, Zip

Until a change is requested all tax statements shall be sent to the following address.

RHETA J. STEARNS

OR

Name, Address, Zip

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 \_\_\_\_\_ 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

Space Reserved  
For  
Recorder's Use

**EXHIBIT "A"**  
**DESCRIPTION OF PROPERTY**

A portion of the NE ¼ of Section 7, Township 37 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at the Southwest corner of the NE ¼ of said Section 7; thence North 89°36'25" East along the center line of said Section 1494.98 feet to a 5/8" iron pin; thence North 00°30'24" East 357.67 feet to a 5/8" iron pin on the Southerly right of way of Oregon Highway # 140; thence North 56°00'00" West along said right of line 237.70 feet to a ½" iron pin; thence South 34°00'00" West 300 feet to a ½" iron pin; thence North 56°00'00" West a distance of 450 feet to a ½" iron pin; thence North 34°00'00" East 300 feet to a ½" iron pin on the Southerly right of way line of Oregon Highway # 140; thence North 56°00'00" West along said right of way line 642.31 feet to a ½" iron pin; thence South 451.66 feet to a ½" iron pin; thence South 89°37'09" West 397.51 feet to a ½" iron pin; thence South along the West line of said NE ¼ 657.35 feet to the point of beginning.

STATE OF OREGON : COUNTY OF KLAMATH:      ss.

Filed for record at request of First American Title the 15th day  
of March A.D., 1999 at 3:12 o'clock P. M., and duly recorded in Vol. M99  
of Deeds on Page 8982

Linda Smith, County Clerk

by Kathleen Ross

FEE

\$35.00