

Grantor: Estate of Emma Elizabeth

Phillips, deceased

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2000 JAN 21 AM 11: 27

Grantee: David R. Hanson

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AFTER RECORDING RETURN TO:

David R. Hanson
2611 Vermont Street
Klamath Falls, OR 97603

MTC 50003-MS

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PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 14th day of January, 2000, by and between
Charles A. Phillips
the duly appointed, qualified and acting personal representative of the estate
of Emma Elizabeth Phillips, deceased, herein-
after called the first party, and David R. Hanson
hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, the receipt where-
of 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 the
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 EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
3909-001DD-00900 510593

TO HAVE AND TO HOLD the same unto the said 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 \$ 72,500.00. However, the actual consideration consists
of or includes other property or value given or promised which is part / whole
of the consideration.

IN WITNESS WHEREOF, the said first party has executed this instrument;
if first party is a corporation, it has caused its name to be signed and
its seal 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.

Tax statements shall be mailed to: 2611 Vermont Street, Klamath Falls, OR 97603

Charles A. Phillips, Personal Representative of the Estate
of Emma Elizabeth Phillips Deceased.

STATE OF IDAHO, County of WASHINGTON) ss.
This instrument was acknowledged before me on JANUARY 18, 2000
by CHARLES A. PHILLIPS
This instrument was acknowledged before me on JANUARY 18, 2000
by Charles A. Phillips
as Personal Representative
of the Estate of Emma Elizabeth Phillips

Notary Public of STATE OF IDAHO
My commission expires 5-10-2002

26.00

EXHIBIT "A"
LEGAL DESCRIPTION

2175

Beginning at a point which is 16 feet East of a point which is North 0 degrees 05' West 858 feet from the Southwest corner of the SE1/4 of SE1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, thence North 438 feet; thence East 266 feet; thence South 69 feet; thence Southwest back to the point of beginning, which is 16 feet East of the line which divides the E1/2 of SE1/4, and W1/2 of SE1/4 of said Section 1.

EXCEPT THEREFROM beginning at a point which is 16 feet East of a point which is North 0 degrees 05' West 858 feet from the Southwest corner of the SE1/4 SE1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North 306.0 feet; thence East 220.0 feet, more or less, to the Southeasterly line of that certain parcel of land conveyed to William M. Anderson and Ruth A. Anderson, husband and wife, by deed recorded on page 363 of Volume 226, Deed Records of Klamath County, Oregon; thence Southwesterly to the point of beginning, which is 16 feet East of the line which divides the E1/2 of SE1/4, and W1/2 SE1/4 of said Section 1.

State of Oregon, County of Klamath
Recorded 1/21/00, at 11:27 a.m.
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Linda Smith,
County Clerk Fee \$ 26⁰⁰

Unofficial Copy