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200 AUG 14 AM 11:20

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ESTATE OF DAVID POWELL

C/O NEAL BUCHANAN

435 OAK AVE. KLAMATH FALLS, OR 97601

First Party's Name and Address

LAROEY AND IRMA FLEMING

Second Party's Name and Address

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

LAROEY AND IRMA FLEMING

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

LAROEY AND IRMA FLEMING

SPACE RESERVE
FOR
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 08/14/00, at 11:20 a.m.

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Linda Smith,

County Clerk Fee \$ 21.00

MTC 51790-4

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this 8 day of AUGUST, 192000 by and between PAMELA DIANE ST. CLAIR, the duly appointed, qualified and acting personal representative of the estate of DAVID L. POWELL, deceased, hereinafter called the first party, and LAROEY E. FLEMING AND IRMA FLEMING, HUSBAND AND WIFE, 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:

LOT 6 IN BLOCK 89 OF KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 4, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

"TOGETHER WITH A 1987 SKYLINE MOBILE HOME, PLATE#X237910, VIN #33700388H, WHICH IS SITUATED ON THE SUBJECT PROPERTY."

(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 \$ 20,000.00. 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 [®], 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.

Pamela Diane St. Clair
PAMELA DIANE ST. CLAIR

Personal Representative

STATE OF OREGON, County of KLAMATH) ss.This instrument was acknowledged before me on AUGUST 14, 192000

by _____

This instrument was acknowledged before me on AUGUST, 192000by PAMELA DIANE ST. CLAIRas PERSONAL REPRESENTATIVEof THE ESTATE OF DAVID L. POWELL

Lisa Weatherby
Notary Public for Oregon
My commission expires 11/20/2003