

After recording return to:
Lee D. Kersten
260 Country Club Road, Suite 210
Eugene, OR 97401

2000 AUG 25 PM 2:12

Send Tax Statements to:
Samuel & Barb Cater and JoAnn Fletcher
1347 Viejas View Lane
Alpine, CA 91901

Vol. M00 Page 31211

State of Oregon, County of Klamath
Recorded 08/25/00, at 2:12 p.m.
In Vol. M00 Page 31211
Linda Smith,
County Clerk Fee \$ 21.00

DEED OF PERSONAL REPRESENTATIVE

KNOW ALL BY THESE PRESENTS, that the duly appointed, qualified, and acting Personal Representative of the Estate of Betty L. Phillips, deceased, having been appointed on January 12, 2000, as such by the Circuit Court of the State of Oregon for Lane County, Probate No. 50-99-24072, pursuant to an Order of said Court in said estate, dated August 10, 2000, does hereby grant, bargain, sell, and convey a 50% undivided interest as Tenants in Common to Samuel Keith Cater and Barbara Cater, husband and wife, and a 50% undivided interest as Tenant in Common to JoAnn M. Fletcher, in and to the following-described real property, subject to encumbrances of record, situated in Klamath County, Oregon, to wit:

Lots 1, 2, 3, 4, and 5, Block 28, BUENA VISTA; and Lots 1, 2, 3, 4, 5, and 6, Block 17, KLAMATH LAKE ADDITION TO THE CITY OF KLAMATH FALLS, Together with the alley vacated by Order recorded November 24, 1954, in Book 270, at page 582, All in the County of Klamath, State of Oregon.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, all of the title, estate, right, and interest of said Betty L. Phillips at the time of her death.

The true and actual consideration for this conveyance is: \$0.00.

TO HAVE AND TO HOLD same unto said Samuel Keith Cater and Barbara Cater and JoAnn M. Fletcher, their heirs and assigns forever.

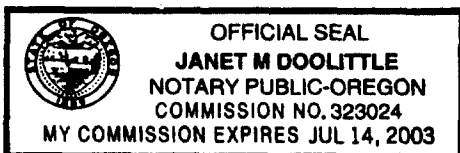
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 16th day of August, 2000.

Al Ogasawara
Al Ogasawara, Personal
Representative of the Estate of
Betty L. Phillips, Deceased.

STATE OF OREGON, County of Lane) ss.

Personally appeared before me this 16th day of August, 2000, the above-named Al Ogasawara who acknowledged the foregoing instrument to be his voluntary act and deed.



Janet M. Doollittle
Notary Public for Oregon