

DEED OF PERSONAL REPRESENTATIVE

Robert T. Rice, personal representative of the Estate of Lydia Elizabeth Rice, deceased, grantor, conveys to Robert T. Rice, grantee, the following described real property located in Klamath County, Oregon:

Lots 8, 9, 10 and 11, Block 120, Plat #4, Klamath Falls Forest Estates Hwy 66;

Lots 24, 25 and 26, Block 117, Plat #4, Klamath Falls Forest Estates Hwy 66;

Lots 2, 3, 6 and the adjoining vacated portion of the street, and the vacated portion of Lot 7, Block 2, Dairy, Oregon;

Real property situated in the NE¼ NW¼ Section 34 Township 38S Range 11½E, described in Exhibit A attached hereto; and

Real property situated in the N½ NW¼ Section 34 Township 38S Range 11½E, described in Exhibit B attached hereto.

The true and actual consideration for this conveyance is \$-0-. This transaction is for estate purposes only.

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 25 day of July, 2001.

Robert T. Rice
Robert T. Rice, Personal Representative
Estate of Lydia Elizabeth Rice

STATE OF OREGON)
County of Klamath) ss.

The above instrument was acknowledged by the above-named Robert T. Rice to be his voluntary act as personal representative.

DATED this 25 day of July, 2001.



Kristin A. Bienz
Notary Public for Oregon
My commission expires: 11/15/2004

Robert T. Rice, Personal Representative
of the Estate of Lydia Elizabeth Rice,

Robert T. Rice, Grantor,

Grantee

After recording return to:
Donald R. Crane, Attorney
303 Pine Street, Suite 201
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Robert Rice
22327 Highway 70
Bonanza, Oregon 97623

36880

4257

EXHIBIT "A"

A parcel of land situated in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 34, Township 32 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, more particularly described as follows: Beginning at a point on the South line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 34, which is North 89° 41' West, 763 feet from the Southeast corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 34, said point being the Southeast corner of that parcel of land described in Deed Volume 360, page 16, Klamath County Deed Records; thence North along the East line of said parcel to the Northeast corner thereof, said point being on the centerline of the Horsefly Irrigation District ditch; thence Southwesterly along the centerline of said ditch which is the Northerly line of said parcel to a $\frac{1}{2}$ inch iron pin on the Northwest corner of said parcel; thence South 47° 54' West 63.49 feet to a $\frac{1}{2}$ inch iron pin; thence South 03° 14' West 105.31 feet to a $\frac{1}{2}$ inch iron pin on the North line of the Dairy-Bonanza Highway; thence continuing South 03° 14' West 30.05 feet, more or less, to the South line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 34; thence South 89° 41' East along the South line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 34 to the point of beginning.

EXCEPTING THEREFROM any portion of the above described property lying within the highways right-of-ways.

Subject to:

1. The rights of the public in and to that portion of the above property lying within the limits of roads and highways.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Horsefly Irrigation District.
3. An easement created by instrument, including the terms and provisions thereof, recorded November 22, 1939 in Book: 125 Page: 464 in favor of Pacific Telephone and Telegraph Company, a California Corporation.
4. Mortgage, including the terms and provisions thereof, recorded January 18, 1977 in Book: M-77 Page: 983 in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs, which grantees herein assume and agree to pay.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record on record of _____

this 5 day of April A.D. 1982 at _____ o'clock P.M.

duly recorded in Vol. M 82 of Deeds on Page 4256

Fee \$8.00

EVERYNN BERRY, Coun

By Jane M. Rice

EXHIBIT A

(Estate Lydia E. Rice to Robert T. Rice)

Beginning at a point on the forty line, 1.062 feet east of the southwest corner of the northwest quarter of the northwest quarter of Section thirty-four (34) in Township thirty-eight (38), south of Range eleven and one half (11 1/2), east of the Willamette Meridian; thence, north, 208.7 feet to a point; thence, east parallel to said forty line 208.7 feet to a point; thence, south, 208.7 feet to a point on said forty line; thence, west along said forty line, 208.7 feet to the point of beginning, less that portion thereof deeded by the grantors herein to Doris A. Butts, on May 20, 1947, the same being a 20 foot strip off the Southerly side of the West 100 feet.

Subject to the State of Oregon Highway right of way; to the rights of the Horsefly Irrigation District; and to an easement to the California Oregon Power Company.

Beginning at a point on the Northerly right of way line of the Klamath Falls-Lakeview Highway, which lies east along the 40 line a distance of 1270.7 feet and North a distance of 45.6 feet from the iron pin in a mound of rocks which marks the NW corner of the SW 1/4 NW 1/4 of Section 34, T. 38S., R. 11 1/2E., W.M., and running thence: continuing North a distance of 163.1 feet to an iron pin; thence S. 29 deg. 58' E. a distance of 141.3 feet to an iron pin which lies on the Northerly right of way line of the Klamath Falls-Lakeview Highway; thence S. 60 deg. 02' W. along the Northerly right of way line of the Klamath Falls-Lakeview Highway a distance of 81.5 feet, more or less, to the point of beginning, said tract containing 0.13 acres, more or less, in the N1/2 of the NW1/4 of Sec. 34, T. 38 S., R. 11 1/2E., W.M., in Klamath County, Oregon;

Subject to all rights of way and easements over and across said premises and all contracts with the United States Government.

STATE OF OREGON,
County of Klamath)
Filed for record at request of

on this 26th day of February A.D. 19 85
at 1:07 o'clock P. M. and day
recorded in Vol. M85 of Deeds
Page 288C
EVELYN BIEHN, County Clerk
By [Signature] Deputy
Fee 9.00

EXHIBIT B
(Estate Lydia E. Rice to Robert T. Rice)

State of Oregon, County of Klamath
Recorded 07/25/01 at 2:35 p m.
In Vol. M01 Page 36879
Linda Smith,
County Clerk Fee \$ 31.00