

02 SEP 10 PM 2:29

Hsper Title Escrow No 55553

NL

PERSONAL REPRESENTATIVE'S DEED

Vol M02 Page 51329

THIS INDENTURE Made this 3rd day of September, 2002, by and between Joseph Corones, the duly appointed, qualified and acting personal representative of the estate of John Clayton Corones, deceased, hereinafter called the first party, and Nancy Kincheloe, 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 second party and second party's heirs, successors-in-interest and assigns all the estate, right and interest of the deceased at the time of decedent's death, and all the right, title and interest that the estate of the deceased by operation of the law or otherwise may have thereafter acquired in that certain real property situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" attached hereto and made a part hereof.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 \$ 50,000.00

① However, the actual consideration consists of or includes other property or value given or promised which is ^{part of the} ~~the whole~~ consideration (indicate which).①

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.

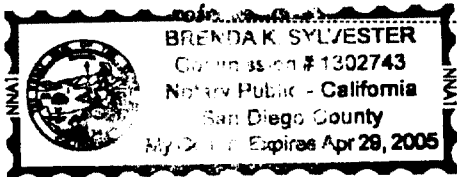
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Joseph Corones
Joseph Corones

Personal Representative
of the Estate of John Clayton Corones Deceased.

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.

CALIF.
STATE OF ~~OREGON~~, County of San Diego ss.
This instrument was acknowledged before me on September 6, 2002,
by Joseph Corones.
This instrument was acknowledged before me on _____, 19____,
by _____,
as _____



Brenda K. Sylvester
Notary Public for Oregon
My commission expires Apr. 29, 2005 CA

STATE OF OREGON, ss.

Grantor's Name and Address

Grantee's Name and Address

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

Nancy Kincheloe
P.O. Box 837
Nipoma, CA 93444

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

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 09/10/2002 2:29 p m.
Vol M02, Pg 51329-32
Linda Smith, County Clerk
Fee \$ 36.00 # of Pgs 4

EXHIBIT A
LEGAL DESCRIPTION

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PARCEL 1

A tract of land located in the SE 1/4 NE 1/4 and the NE 1/4 SE 1/4 of Section 22, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the quarter corner common to Sections 22 and 23; thence due South 43.0 feet; thence South 61 degrees 24' West, 376.45 feet; thence North 4 degrees 14' 10" West, 390.0 feet; thence South 79 degrees 43' West, 497.95 feet; thence North 14 degrees 44' West, 1255.85 feet; thence North 89 degrees 25' 45" East, 1168.7 feet to a 3/4" galvanized iron pipe; thence South along the Section line between Sections 22 and 23, 1303.0 feet to the point of beginning; EXCEPTING THEREFROM a tract of land located in the SE 1/4 NE 1/4 of Section 22, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and more particularly described as follows:

Beginning at the quarter corner common to Sections 22 and 23, said corner being a 1/2" iron pin, thence North 00 degrees 12' 35" East along the section line between Sections 22 and 23, 603.0 feet to a 3/4" iron pin and the true point of beginning; thence South 89 degrees 25' 01" West, 563.81 feet to a 3/4" iron pin; thence North 14 degrees 44' West, 722.0 feet to a 3/4" iron pin; thence North 89 degrees 25' 45" East, 750.0 feet to a 3/4" iron pin; thence South 00 degrees 12' 35" West along the section line between Sections 22 and 23, 700.0 feet to the true point of beginning.

PARCEL 2

A tract of land located in Section 23, Township 39 South, Range 8, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North line of the Klamath Falls-Ashland Highway 1627.9 feet Southwesterly from the intersection of the North line of said highway with the East line of the SW 1/4 of NW 1/4 of said Section 23, said point being the Southwest corner of a tract of land conveyed to John H. Sundquist, et ux, recorded February 11, 1948 in Volume 216, page 507, Deed Records of Klamath County, Oregon; thence North 40 degrees 00' West 400 feet to a point; thence Southwesterly parallel to and 400 feet distance from the North line of said highway, to a point on the West line of said Section 23; thence South tracing the West line of Section 23 to a point on the North line of the said Klamath Falls-Ashland Highway thence Northeasterly tracing the North line of said highway to the point of beginning, all in Section 23, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

(continued)



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EXCEPTING THEREFROM that portion taken for Highway purposes by Klamath County Circuit Court Case No. 89-2484CV by the State of Oregon, by and through its Department of Transportation, more particularly described as follows:

A parcel of land lying in the NW 1/4 SW 1/4 and in the SW 1/4 NW 1/4 of Section 23, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and being a portion of that property designated as Parcel 2 and described in that deed to Larry S. Fish, recorded in Book M85, page 185 of Klamath County Record of Deeds; the said parcel being that portion of said property included in a strip of land 50 feet in width, lying on the Northwestern side of the center line of the Green Springs Highway as said highway has been relocated, which centerline is described as follows:

Beginning at Engineer's center line Station 223+82.73, said station being 623.65 feet South and 224.28 feet West of the North quarter corner of Section 27, Township 39 South, Range 8 East of the Willamette Meridian; thence North 49 degrees 50' 04" East 2112.37 feet; thence on a spiral curve left (the long chord of which bears North 48 degrees 53' 49" East 374.96 feet) 375 feet; thence on a 3819.72 foot radius curve left (the long chord of which bears North 45 degrees 11' 32.5" East 243.90 feet) 243.94 feet; thence on a spiral curve left (the long chord of which bears North 41 degrees 29' 16" East 374.96 feet) 375 feet; thence North 40 degrees 33' 01" East 503.74 feet; thence on a spiral curve left (the long chord of which bears North 39 degrees 53' 01" East 399.98 feet) 400 feet; thence on a 5729.58 foot radius curve left (the long chord of which bears North 38 degrees 13' 13" East 66 feet) 66 feet; thence on a spiral curve left (the long chord of which bears North 36 degrees 33' 25" East 399.98 feet) 400 feet; thence North 35 degrees 53' 25" East 450.23 feet to Engineer's center line Station 273+09.01.

Bearings are based upon the Oregon Co-ordinate System, South Zone.



IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF CLACKAMAS

Probate Department

In the Matter of the Estate of)
)
JOHN C. CORONES, deceased)

No. P01 06 60

LETTERS TESTAMENTARY

THIS CERTIFIES that the Will of JOHN C. CORONES, deceased, has been proved and JOSEPH CORONES has been and is at the date hereof the duly appointed, qualified and acting Personal Representative of the Will and estate of the decedent.

IN WITNESS WHEREOF, I as Clerk of the State Courts for the County of Clackamas, which proceedings for administration upon the estate are pending, do hereby subscribe my name and affix the seal of the Court this date of June 25, 2001.



STATE OF OREGON)
County of Clackamas) ss.

CLACKAMAS COUNTY COURT ADMINISTRATOR

By Sharon L. Perkins Deputy

I, the Court Administrator of the Circuit Court of the County of Clackamas, State of Oregon, do hereby certify that the foregoing copy of Letters Testamentary has been by me compared with the original and that it is a correct transcript therefrom, and the whole of such original as the same appears on file and of records in my office and in my care and custody.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of the Circuit Court this 25 day of June 2001.

(SEAL)

CLACKAMAS COUNTY COURT ADMINISTRATOR

By Sharon L. Perkins Deputy

COPIED TO BE A TRUE COPY
Jack V. Hounsef
ATTORNEY FOR
PR.