

04 APR 19 PM 11:43

Aspen 56034MA

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Vol M04 Page 22860

First Party's Name and Address

Second Party's Name and Address

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

Paul Bair & Debra Bair
4598 Cross Rd.
Klamath Falls, OR 97603

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

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 04/19/2004 11:43A m
Vol M04 Pg 22860-62
Linda Smith, County Clerk
Fee \$ 3.00 # of Pgs 3

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this 5th day of April, 2004, by and between Lance Reginato the duly appointed, qualified and acting personal representative of the estate of Marion Henry Reginato and Paul Bair and Debra Lynn Bair, deceased, hereinafter called the first party, 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:

See legal description marked Exhibit "A" attached hereto

(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 \$ 365,000.00. *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.

Lance Reginato 4/7/04
Lance Reginato Personal Representative

California
STATE OF OREGON, County of _____) ss.

This instrument was acknowledged before me on _____, 19____,
by _____
This instrument was acknowledged before me on _____, 19____,
by Lance Reginato
as Personal Representative
of Estate of Marion Henry Reginato

Notary Public for Oregon
My commission expires _____

31.00 *

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

22861

State of California

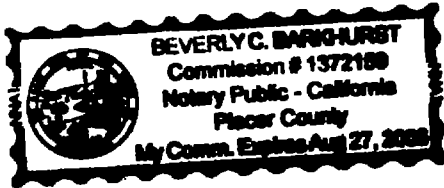
County of Placer

} ss.

On April 7, 2004 before me, Beverly C Barkhurst, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
 personally appeared Lance Reginato
Name(s) of Signer(s)

☐ personally known to me
☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Beverly C Barkhurst
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

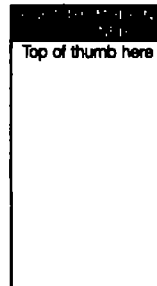


Exhibit A**PARCEL 1:**

The SW 1/4 of the NE 1/4 and the SE 1/4 of the NW 1/4 of Section 27, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

SAVE AND EXCEPT that portion deeded to the United States of America, July 20, 1912 in Book 37 at Page 462 for irrigation canal.

SAVE AND EXCEPT a piece or parcel of land situate in the SW 1/4 of the NE 1/4 of Section 27, Township 39 South, Range 9 East of the Willamette Meridian, and being more particularly described as follows:

Beginning at an iron pin in the Westerly right of way line of the county road running along the Easterly boundary of the said SW 1/4 of the NE 1/4 of Section 27, Township 39 South, Range 9 East of the Willamette Meridian, as the same is now located and constructed, which point is 30.0 feet, more or less, from the centerline of said county road right of way and from which the quarter section corner on the Easterly boundary of said Section 27, Township 39 South, Range 9 East of the Willamette Meridian bears South 59° 32 1/4' East 1584.3 feet distant, more or less; thence North 89° 50' West 208.7 feet; thence North 0° 10' East 208.7 feet; thence South 89° 50' East 108.7 feet to an iron pin; thence South 0° 10' West along said county road right of way line a distance of 208.7 feet, more or less, to the point of beginning.

PARCEL 2:

A piece or parcel of land situated in the SW 1/4 of the NE 1/4 of Section 27, Township 39 South, Range 9 East of the Willamette Meridian, and being more particularly described as follows:

Beginning at an iron pin in the Westerly right of way line of the county road running along the Easterly boundary of the said SW 1/4 of the NE 1/4 of Section 27, Township 39 South, Range 9 East of the Willamette Meridian, as the same is now located and constructed, which point is 30.0 feet, more or less, from the centerline of said county road right of way and from which point the quarter section corner on the Easterly boundary of said Section 27, Township 39 South, Range 9 East of the Willamette Meridian bears South 59° 32 1/4' East 1584.3 feet distant, more or less; thence North 89° 50' West 208.7 feet; thence North 0° 10' East 208.7 feet; thence South 89° 50' East 208.7 feet to an iron pin; thence South 0° 10' West along said county road right of way line a distance of 208.7 feet, more or less, to the point of beginning.

AND the SE 1/4 of the NE 1/4 of Section 27, LESS AND EXCEPT that portion deeded to Modoc Northern Railway Company by Deed recorded September 19, 1910 in Book 30 at Page 173, Deed Records of Klamath County, Oregon, and the SW 1/4 of the NW 1/4 of Section 26, all in Township 39 South, Range 9 East of the Willamette Meridian, LESS portion conveyed to the City of Klamath Falls, Oregon for Airport purposes by Deeds recorded February 16, 1945 in Book 173, Page 315 and recorded February 14, 1955 in Book 272 at Page 291, all in Deed Records of Klamath County, Oregon.