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MARY LOU BROWN

P.O. BOX 71

CRESCENT, OR 97733

GERALD & WANDA RIDENOUR

P.O. BOX 311

CRESCENT, OR 97733

Second Party's Name and Address

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

GERALD & WANDA RIDENOUR

P.O. BOX 311

CRESCENT, OR 97733

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

SAME AS ABOVE

SPACE RESERVED
FOR
RECORDER'S USEState of Oregon, County of Klamath
Recorded 07/12/2004 11:25a. m
Vol M04 Pg 45330-32
Linda Smith, County Clerk
Fee \$ 31⁰⁰ # of Pgs 3

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE dated JULY 8, 2004, by and between MARY LOU BROWN, the duly appointed, qualified and acting personal representative of the estate of ETHEL ELSIE WIRTZ, deceased, hereinafter called the first party, and GERALD W. RIDENOUR AND WANDA M. RIDENOUR, 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:

Lots 8 through 12 Block 30 Crescent, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, plus 1/2 vacated alley adjacent to said lots.

(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 \$ 79,900.00. *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.

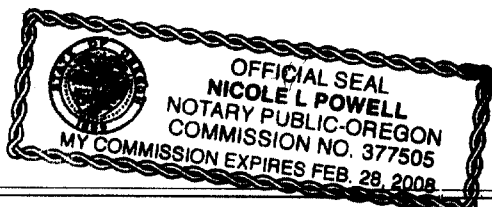
Mary Lou Brown, P.R.
MARY LOU BROWN

Personal Representative

STATE OF OREGON, County of Deschutes) ss.

This instrument was acknowledged before me on _____,

by _____

This instrument was acknowledged before me on July 9, 2004by MARY LOU BROWNas PERSONAL REPRESENTATIVEof THE ESTATE OF ETHEL ELSIE WIRTZ

Nicole L. Powell
Notary Public for Oregon
My commission expires 2/28/08

FILED 10
CIRCUIT COURT

2003 DEC -4 PM 1:43

DESCHUTES COUNTY
OREGON

45331

I HEREBY CERTIFY THIS TO BE A TRUE AND
EXACT CONFORMED COPY OF THE ORIGINAL
EXECUTED DOCUMENT

WESTERN TITLE & ESCROW CO.

BY

ESCROW OFFICER

IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF DESCHUTES
PROBATE DEPARTMENT

In the Matter of the Estate

of

ETHEL E. WIRTZ,

Deceased.

Case No. 03PB0164MS

ORDER ADMITTING WILL TO
ADMINISTRATION AND
APPOINTING PERSONAL
REPRESENTATIVE

Upon the petition of Mary Lou Brown for administration of the above estate, the court finds the allegations of said petition to be true.

IT IS HEREBY ORDERED that the decedent's will executed on April 5, 1997 is admitted to administration; and it is further


ORDERED that Mary Lou Brown is appointed personal representative of the estate, to serve without bond.

DATED this 4th day of December, 2003.

Mary C. Fagan
CIRCUIT COURT JUDGE

45332

1 PRESENTED BY:

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3 JONATHAN G. BASHAM, OSB # 90038
4 Attorney for Personal Representative
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