

2007-014183

Klamath County, Oregon

MAIL TAX STATEMENTS TO:

Catherine A. Sigler and
Michael C. Sigler
15070 Fall River Drive
Bend, OR 97707



00028924200700141830030039

08/13/2007 08:46:24 AM

Fee: \$31.00

After recording, return this deed to:

Catherine A. Sigler and
Michael C. Sigler
15070 Fall River Drive
Bend, OR 97707

ATE: 6868

DEED OF PERSONAL REPRESENTATIVE

Joy Childers, the duly appointed, qualified, and acting personal representative of the estate of Patricia LaValle Sigler, deceased, conveys to Catherine A. Sigler a one-half interest as tenant in common and to Michael C. Sigler a one-half interest as tenant in common in that real property situated in Klamath County, Oregon, described as follows:

Legal Description: See Exhibit "A" attached hereto and by this reference incorporated herein.

Subject to the following exceptions:

1. Rights of the public in and to any portion of the herein described property lying within the limits of streets, roads or highways.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Crescent Water Association.

Tax Account 2409- 030CC- 01800-000

The true and actual consideration for this conveyance is \$00.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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

#31-A

Exhibit "A"

PARCEL 1:

A parcel of land situate in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying on the East side of U. S. Highway 97, more particularly described as follows:

Beginning at a point along the South line of Section 30, from which the West 1/16 corner common to Sections 30 and 31 bears South 89° 04' 28" East 115.86 feet; thence along said South section line, North 89° 04' 28" West 219.49 feet to a point along the East line of U. S. Highway 97 and 50 feet from the centerline thereof; thence along the East line of said U. S. Highway 97, North 25° 15' East 445.9 feet to a point from which the Eastern reference point for highway centerline station PT 9 + 60.92, bears North 25° 15' East 19.66 feet; thence South 68° 34' 36" East 133.75 feet to a point along the West line of Main Street Projected; thence along the West line of Main Street Projected, South 14° 52' 54" West 370.41 feet to the point of beginning.

PARCEL 2:

A parcel of land situate in the S $\frac{1}{4}$ S $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying on the East side of Main Street Projected, and more particularly described as follows:

Beginning at a point along the East line of Main Street Projected, from which the West 1/16 corner common to Sections 30 and 31 bears South 22° 56' 04" East 104.12 feet; thence with two lines along the East line of Main Street Projected, North 08° 35' East 221.1 feet to a point; North 25° 23' East, 102.9 feet to a point; thence South 50° 56' 35" East 100.0 feet to a point; thence at a right angle, North 39° 03' 24" East 75.0 feet to a point; thence at a right angle, South 50° 56' 36" East, 287.0 feet to a point; thence at a right angle, South 39° 03' 24" West 168.8 feet to a point; thence along a line running parallel to the South line of Section 30, North 89° 04' 28" West, 318.6 feet to the point of beginning.

EXCEPTING THEREFROM a strip of land dedicated to the public for road purposes lying along the East side of Main Street Projected: Beginning at a point along the East line of Main Street Projected, from which the West 1/16 corner common to Sections 30 and 31 bears South 22° 56' 04" East, 104.12 feet; thence with two lines along the East line of Main Street Projected, North 08° 35' East, 222.1 feet to a point; North 25° 23' East 102.9 feet to a point; thence with one line through the parent tract, South 13° 54' 25" West 321.0 feet to the point of beginning.