

1st 2492860-MT



After recording return to:
Bruce Tapley and Rinda Tapley
11770 Lower Lake Rd
Merrill, OR 97633

Until a change is requested all tax
statements shall be sent to:
Bruce Tapley and Rinda Tapley
11770 Lower Lake Rd
Merrill, OR 97633

File No.: 7021-2492860 (MT)
Date: July 30, 2015

2015-009035
Klamath County, Oregon
08/13/2015 12:58:28 PM
Fee: \$62.00

THIS SPACE RESERVED FOR RECORDER'S USE

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this **Thirtieth day of July, 2015** by and between **William Bruce Clanton** the duly appointed, qualified and acting personal representative of the estate of **William Wessley Clanton**, deceased, hereinafter called the first party and **Bruce Tapley and Rinda Tapley, husband and wife as tenants by the entirety**, 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 attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$210,000.00**.

2015/2016 Real property taxes; a lien not yet due and payable.

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.

F.
67.00

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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 ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 12th day of August, 2015.

William Bruce Clanton

William Bruce Clanton

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 12th day of August, 2015
by .

Meli Ann Trujillo

Notary Public for Oregon

My commission expires: 11-17-2017



EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Parcel 1:

A portion of the NE 1/4 of Section 16, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

All of Blocks 6, 7, 16, 17, 18, 27, 28, 29, 38, 39, and 40, situated in White Lake City, now vacated by order of Vacation recorded March 9, 1955 in Deed Volume 272, at page 595, Deed Records of Klamath County, Oregon, TOGETHER WITH the vacated streets and alleys adjoining property described by lot and block herein: EXCEPTING THEREFROM the E 1/2 of Lot 10 of Block 28, Lot 1 in Block 39, the W 1/2 of Pier Avenue extended South from the North line of Section 16, Township 41 South, Range 10, East of the Willamette Meridian, to the North line of Oklahoma Avenue; Oklahoma Ave., from the West line of the alley in Block 28 extended Southerly to Block 39 East to the centerline of Pier Avenue. All situated in White Lake City, now vacated.

Parcel 2:

The East 55 feet of Lot 10, Block 28 Whitelake City, Klamath County, Oregon

Parcel 3:

A tract of land located in Section 16, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Beginning at the North quarter corner of said Section 16; thence North 89°31'00" West 13.56 feet; thence South 00°00'16" West parallel with the North-South centerline of said Section 16, 659.77 feet; thence East 11.98 feet to the North-South centerline of said Section 16; thence North along quarter section line to the point of beginning.

Also Beginning at the center quarter corner of said Section 16; thence North 89°30'14" West 20 feet; thence North 00°08'30" East parallel with the North-South centerline of said Section 16, 1979.29 feet; thence South 89°30'48" East 20 feet to the North-South centerline of said Section 16; thence South 00°08'30" West 1979.29 feet to the point of beginning.

Also the Northeast quarter of said Section 16; EXCEPTING THEREFROM Government Lot 5.

ALSO EXCEPTING THEREFROM that part of the above Northeast quarter lying within the right of way of dedicated Public Roads.

ALSO EXCEPTING THEREFROM the following in the plat of White Lake City, a duly recorded subdivision, the following Lots and vacated street further described as follows:

Lots 7, 8 & 9, Block 24; Lots 18, 19, 22 & 23, Block 23; Lots 13 & 14 and the East 1/2 of vacated 3rd Street adjacent to Lot 13, Block 43; Lots 5, 6 & 7, Block 47; Lot 5, Block 70.

ALSO EXCEPTING THEREFROM the following described property:

Beginning at the Northeast quarter of said Section 16; thence South 00°00'16" West 650.00 feet; thence North 89°31'00" West 1410.00 feet; thence North 00°00'16" East 650.00 feet; thence South 89°31'00" East 1410.00 feet to the point of beginning.

ALSO EXCEPTING THEREFROM the following described property:

Beginning at the Northwest corner of said Northeast quarter of said Section 16; thence East along said Section line 1255.00 feet; thence South 30 feet; thence North 89°31'00" West 410 feet to centerline of Pier Avenue; thence South 280 feet; thence East 380 feet; thence South 00°00'16" West 970 feet; thence West 1120 feet; thence North 1250 feet to the South right of way line of Lower Lake Road; thence West to the center section line; thence North to the point of beginning.

Parcel 4:

All of Blocks 3 and 20, situate in White Lake City, now vacated by Order of Vacation, recorded March 9, 1955 in Book 272, Page 595, Deed Records of Klamath County, Oregon, TOGETHER WITH the vacated streets and alleys adjoining, EXCEPTING vacated portion of 4th Street, adjoining Blocks 3 and 20, in the County of Klamath, State of Oregon.

Parcel 5:

A parcel of land situated in Section 16, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the North line of said Section 16, said point being North 89°31'00" West a distance of 1050.00 feet from the Section corner common to Sections 9, 10, 15 and 16; thence North 89°31'00" West along the North line of said Section 16 a distance of 360.00 feet; thence South 00°00'16" West parallel with the East line of said Section 16 a distance of 650.00 feet; thence South 89°31'00" East parallel with the North line of said Section 16 a distance of 360.00 feet; thence North 00°00'16" East a distance of 650.00 feet to the point of beginning.

EXCEPTING THEREFROM that portion lying within the Lower Lake Road right of way.

The above described parcel being a portion of White Lake City Oregon, vacated by Order of Vacation recorded March 9, 1955 in Book 272 at Page 595, Deed Records of Klamath County, Oregon.

Parcel 6:

Lots 23, Block 23, Whitelake City, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and the S 1/2 of vacated alley.

Parcel 7:

Vacated portion of Whitelake City, Oregon, described as the S 1/2 of Illinois Avenue abutting Block 25, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 8:

**Lot 1, Block 39, Whitelake City, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon,
Together with the E 1/2 of the alley adjacent vacated by Order of Vacation recorded March 9, 1955 in Volume 272, page 595, Deed Records of Klamath County, Oregon, as inured thereto by operation of law.**