

03 NOV 8 AM 11:02

WHEN RECORDED MAIL TO:

MAIL TAX STATEMENTS TO:

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State of Oregon, County of Klamath
Recorded 11/03/03 11:02 a m
Vol M03 Pg 81594
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

ATC 57885

PERSONAL REPRESENTATIVE'S DEED

WILLIAM E. DWYER, JR., Personal Representative of the Estate of Helen H. Dwyer, Deceased, GRANTOR, conveys to RICHARD TODD RAGAN and KIMBERLY KAY RAGAN, husband and wife, as tenants by the entirety, GRANTEE, the following described real property situate in Klamath County, State of Oregon:

Lot 4, Block 54, Second Hot Springs Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon
[APN R-3809-028CC-02200-000]

SUBJECT TO:

1. 2003-04 Klamath County Taxes and Assessments now a lien, but not yet payable which GRANTEE assumes and agrees to pay.
2. Rights of way of record and apparent thereon.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose.
4. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
5. Conditions, restrictions and/or setbacks as shown on the recorded plat of Second Hot Springs Addition to the City of Klamath Falls.

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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$18,000.00.

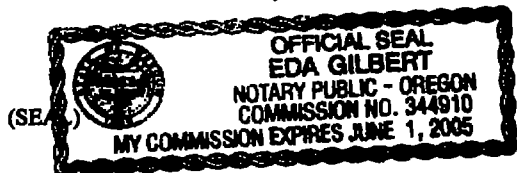
In construing this deed and where the context so requires, the singular includes the plural.

Dated: 9-26-2003

William E. Dwyer Jr. P.R.
William E. Dwyer, Jr., Personal Representative

STATE OF OREGON)
COUNTY OF KLAMATH) ss.

On 9-26-03, personally appeared the above named WILLIAM E. DWYER, JR., Personal Representative of the Estate of Helen H. Dwyer, Deceased and acknowledged the foregoing instrument to be his voluntary act and deed as Personal Representative.



Before me

Eda Gilbert
Notary Public

My Commission expires: 6-1-05

MAIL TAX STATEMENTS AS DIRECTED ABOVE

21A