

04 JUN 4 PM 10:47

WTC - 65134 ER

Vol M04 Page 35943

AFTER RECORDING, RETURN TO:
AmeriTitle Robert M. Babcock
360 Klamath Avenue 4737 Alva Avenue
Klamath Falls, OR 97603 Klamath Falls, OR 97603

State of Oregon, County of Klamath
Recorded 06/04/2004 10:47 a m
Vol M04 Pg 35943
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

SEND TAX STATEMENTS TO:
Robert M. Babcock
4737 Alva Avenue
Klamath Falls, OR 97603

DEED OF PERSONAL REPRESENTATIVE

Michele Ross, the duly appointed, qualified, and acting personal representative of the estate of Agnes Inez Pickering, Klamath County Circuit Court Case No. 0303182 CV, Grantor, conveys to Robert M. Babcock, Grantee, all of the estate's interest in and to the real property situated in Klamath County, Oregon, described as follows:

Lot 56 of Pleasant Home Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, ~~Klamath County Assessor's Office Account No. 0303182 CV~~ Subject to all reservations, restrictions, and rights of way of record and those apparent on the land, including but not limited to the easement for the installation, operation, and maintenance of an irrigation pipeline, utility lines, and equipment granted in the Deed recorded on May 24, 2004 in Volume M04 at Page 32629-30 of the Deed Records of Klamath County, Oregon.

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 for this conveyance is \$56,000.

DATED: June 3, 2004.

Michele M Ross Personal Rep
Michele Ross, Personal Representative of the
Estate of Agnes Inez Pickering

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 3rd day of June, 2004 by Michele Ross as personal representative of the estate of Agnes Inez Pickering.



Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/2007