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MTZ-65468KR

Grantor:
Jeanne Monterossi, Pers. Rep.
The Estate of Joseph F. Caraher, Deceased
C/o Mel Ferguson, Atty, 514 Walnut Ave.
Klamath Falls, OR 97601
Grantee:
Martin W. Dahm & Stephanie K. Dahm
2166 Harvard Street
Klamath Falls, OR 97601

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State of Oregon, County of Klamath
Recorded 07/21/2004 3:20 p m
Vol M04 Pg 47791-92
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

AFTER RECORDING RETURN TO:
Martin W. Dahm & Stephanie K. Dahm
2166 Harvard Street
Klamath Falls, OR 97601

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 16th day of July, 2004, by and between JEANIE MONTEROSSIE the duly appointed, qualified and acting personal representative of the estate of JOSEPH F. CARAHER, deceased, hereinafter called the first party, and **Martin W. Dahm and Stephanie ~~Kx~~ Dahm, as tenants by the entirety** hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, the receipt whereof hereby is acknowledged, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said second party and second party's heirs, successors-in-interest and assigns all the estate, right and interest of the said deceased at the time of the decedent's death, and all the right, title and interest that the said estate of said deceased by operation of the law or otherwise may have thereafter acquired in that certain real property situate in the County of Klamath, State of Oregon, described as follows, to-wit:

LEGAL DESCRIPTION

Lots 1 and 2 in Block 44 of BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPT the Southerly 20 feet thereof and also EXCEPT that portion thereof described as follows:

Beginning at an iron pin on the Easterly line of said Lot 1, said point being South 8° 09' East a distance of 115.5 feet from the Northeasterly corner of said Lot 1; thence South 85° 27' West, a distance of 82.8 feet to an iron pin; thence South 76° 11' West, a distance of 37.5 feet to the line common to Lots 2 and 3, said Block 44, said point begin South 8° 09' East, a distance of 114.0 feet from the Northeasterly corner of said Lot 3; thence South 8° 09' East along the line common to said Lots 2 and 3, a distance of 6.0 feet; thence North 81° 51' East parallel with and 20.0 feet distant at right angles from the Southerly line of said Lots 1 and 2 a distance of 120.0 feet to the Easterly line of said Lot 1; thence North 8° 09' West along the Easterly line of said Lot 1, a distance of 4.5 feet, more or less, to the point of beginning.

ALSO

A portion of Lot 3, Block 44, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwesterly corner of said Lot 3; thence South 81° 51' East along the Northerly line of said Lot 3, a distance of 67.5 feet to the Northeasterly corner of said Lot 3; thence South 8° 09' East along the Easterly line of said Lot 3, a distance of 114.0 feet; thence South 76° 11' West, a distance of 18.0 feet to an iron pin on the Westerly line of said Lot 3; thence North 31° 17' West along the Westerly line of said Lot 3, a distance of 130.6 feet, more or less, to the point of beginning.

Tax Account No: 3809-030AB-05600-000

Key No: 183919

2600 am

TO HAVE AND TO HOLD the same unto the said 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 \$189,900.00. However, the actual consideration consists of or includes other property or value given or promised which is part / whole of the consideration.

IN WITNESS WHEREOF, the said first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal 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.

Tax statements shall be mailed to: Martin W. Dahm & Stephanie K. Dahm, 2166 Harvard Street, Klamath Falls, OR 97601.

Executed this 16th day of July, 2004

Jeanie Monterossi, personal representative
Personal Representative for the Estate of
Joseph F. Caraher, Deceased.

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on July 16, 2004

by JEANIE MONTEROSS as Personal Representative for the Estate of JOSEPH F. CARAHER, Deceased.



Kristi L. Redd
Notary Public of OREGON
My commission expires 11/16/2007