

State of Oregon, County of Klamath  
Recorded 11/15/04 3:43 p m  
Vol M04 Pg 78682-83  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

Returned @ 11:00

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: James Kloiber 1112 Applewood Klamath Falls, OR 97603
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NOV 15 PM 3:43

DEED OF PERSONAL REPRESENTATIVE

James F. Kloiber, Personal Representative of the Estate of John Lawrence Kloiber, deceased, Grantor, conveys to James F. Kloiber and Jean A. Gaudreau as tenants in common, Grantee, the following described real property located in County, Oregon:

The Southerly 45 feet of Lot 57 and the Northerly 30 feet of Lot 58 in OLD ORCHARD MANOR, in the City of Klamath Falls, in the County of Klamath, State of Oregon

SUBJECT TO:

- (1) Regulation, levies, liens and utility assessments of the City of Klamath Falls;
- (2) Regulations, levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District;
- (3) Restrictions, shown on the recorded plat of Old Orchard Manor;
- (4) Right of way to the California Oregon Power Company recorded 1/23/51 in Deed Volume 244 page 613 of Deed Records;
- (5) Covenants, easements and restrictions imposed by instrument recorded 2/20/51 in Book 245 page 361 including the terms and provisions thereof.

The true and actual consideration for this conveyance is an inheritance.

26 ✓

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.

November 11, 2004.

James F. Kloiber  
James F. Kloiber, Personal  
Representative of the Estate of  
John Lawrence Kloiber, deceased

STATE OF OREGON            )  
  ) ss.  
County of Klamath        )

Personally appeared the above named James F. Kloiber and acknowledged the foregoing to be his true act and deed. Before me:

Karen A Baker  
Notary public for Oregon  
My commission expires: 9.20.05

