

M06-03706

Klamath County, Oregon

02/28/2006 11:48:23 AM

Pages 4 Fee: \$36.00

1st 728789

PERSONAL REPRESENTATIVE'S DEED

GRANTOR'S NAME & ADDRESS:

George B. Rohan
3186 Leland Road
Sunny Valley, OR 97497-9721
Personal Representative of the
Estate of Kenneth D. Pariseau, Deceased

UNTIL A CHANGE IS REQUESTED

Nicholas and Christina Christian
550 East Trail Creek
Trail, OR 97541

GRANTEE'S NAMES & ADDRESSES:

Nicholas and Christina Christian
550 East Trail Creek
Trail, OR 97541

AFTER RECORDING RETURN TO:

Nelson & James
130 N.W. "D" Street
Grants Pass, OR 97526

GRANTOR:

George B. Rohan, Personal Representative of the Estate of Kenneth D. Pariseau, Deceased, Josephine County Circuit Case No. 05-P-0169.

GRANTEES: Nicholas and Christina Christian, husband and wife, as tenants by the entirety.

CONSIDERATION:

The true and actual consideration paid for this transfer, stated in terms of dollars, is FIFTEEN THOUSAND DOLLARS (\$15,000.00).

THIS INDENTURE, made this 24th day of February, 2006, is by and between George B. Rohan (and hereinafter referred to as the "Grantor"), who is the duly appointed, qualified and acting personal representative of the Estate of Kenneth D. Pariseau, being the "Estate" herein and with Kenneth D. Pariseau being deceased (and referred to as the "Deceased" herein), and Nicholas and Christina Christian (hereinafter referred to as the "Grantees").

FOR VALUE RECEIVED and the consideration hereinafter stated, the receipt whereof is hereby acknowledged, the Grantor has granted, bargained, sold and conveyed, and by these

PERSONAL REPRESENTATIVE'S DEED, 1-

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presents does grant, bargain, sell and convey, to the Grantee and to the Grantee's successors and assigns, all the estate, right and interest of the Deceased at the time of the Deceased's death, and all the right, title and interest that the Estate, by operation of law or otherwise, may have thereafter acquired in that real property situated in the County of Klamath, State of Oregon, with the tenements, hereditaments and appurtenances anywise appertaining thereto, as described below and incorporated herein by this reference:

Township 36, Range 6, Block Section 10, Tract Portion NW 4, SE 4, Klamath County, Oregon in Tax Account No. R-3606-010DB-00400.

GRANTOR CONVEYS THE ABOVE DESCRIBED REAL PROPERTY AND IMPROVEMENTS LOCATED THEREON IN "AS IS" CONDITION. GRANTEE ACCEPTS THIS DEED AND ACKNOWLEDGES THAT GRANTOR HAS MADE NO REPRESENTATIONS OR WARRANTIES CONCERNING THE PROPERTY. GRANTOR HAS ADVISED GRANTEE TO HAVE THE PROPERTY INSPECTED BY PROFESSIONAL INSPECTORS AND GRANTEE HAS CONDUCTED EVERY INSPECTION OF THE PROPERTY WHICH GRANTEE DESIRE TO MAKE AND ACCEPTS THE PROPERTY IN ITS PRESENT CONDITION WITH EVERY DEFECT, INCLUDING MATERIAL DEFECTS.

TO HAVE AND TO HOLD the same unto the Grantee and the Grantee's heirs and assigns forever.

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.

IN WITNESS WHEREOF, the said Grantor, has executed this deed the day and year first above written.

George B. Rohan,
Personal Representative of the

By George B. Rohan
Personal Representative

STATE OF OREGON)
) ss.
County of Josephine)

This instrument was acknowledged before me on the 24th day of February, 2006, by George B. Rohan, which is the Personal Representative of the Estate of Kenneth D. Pariseau, Deceased, and on behalf of which corporation this instrument was executed.



Walt Veldink
Notary Public for Oregon

Exhibit "A"

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

Beginning at a point which is East along the center line of Section 10 Township 36 South, Range 6 East of the Willamette Meridian, a distance of 330 feet from the center of said Section 10 and thence South at right angles to the center line and parallel to the North-South center line a distance of 175 feet to the true point of beginning; thence continuing South parallel to the North-South centerline a distance of 100 feet to a point; thence West parallel to the East-West center line a distance of 180 feet to a point; thence North parallel to the North-South center line a distance of 100 feet to a point which is 175 feet South of the East-West centerline; thence East parallel to and 175 feet Southerly from said center line a distance of 180 feet, more or less, to the point of beginning, being a portion of the NW1/4 SE1/4 of Section 10.

Together with an easement for the use of the 50 feet roadway adjoining said property on the West for purposes of ingress and egress.

Tax Parcel Number: 315475