

mtc-73380005

Grantor:
Calvin Keith Vannice

M06-06498
Klamath County, Oregon
04/04/2006 03:09:39 PM
Pages 1 Fee: \$21.00

Grantee:
Toby R. Flackus

AFTER RECORDING RETURN TO:

Toby R. Flackus
4632 Lombard Dr.
Klamath Falls, OR 97603

PRD

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 16th day of March, 2006, by and between CALVIN KEITH VANNICE
the duly appointed, qualified and acting personal representative of the estate of Marjorie L. Vannice, deceased,
hereinafter called the first party, and **TOBY R. FLACKUS and HOLLY M. FLACKUS, 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:

Lot 7, Block 4, Tract 1063, THIRD ADDITION TO VALLEY VIEW,
according to the official plat thereof on file in the office of
the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-012BB-02200-000

Key No: 560752

TO HAVE AND TO HOLD the same unto the said party, and second party's heirs, successors-in-interest and assigns forever.

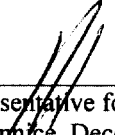
The true and actual consideration paid for this transfer, stated in terms of dollars is \$150,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part / whole of the consideration.

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.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Tax statements shall be mailed to: Toby R. Flackus, 4632 Lombard Dr., Klamath Falls, OR 97603

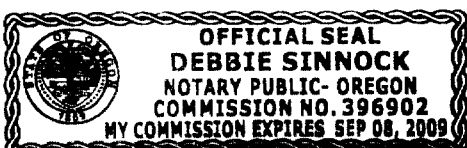
Executed this 21st day of March, 2006

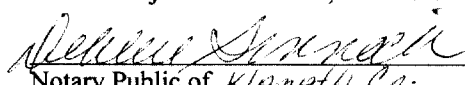


Personal Representative for the Estate of
Marjorie L. Vannice, Deceased.

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 3-21, 2006
by Calvin Keith Vannice, as Personal Representative for the Estate of Marjorie L. Vannice, Deceased.





Notary Public of Klamath Co.
My commission expires 9-8-09