

M06-10530

Klamath County, Oregon

05/24/2006 03:35:21 PM

Pages 2 Fee: \$26.00



After recording return to:
A. David and Elizabeth Phillips
6324 Juniper Way
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
A. David and Elizabeth Phillips
6324 Juniper Way
Klamath Falls, OR 97603

File No.: 7021-817198 (MTA)
Date: May 19, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this **Nineteenth day of May, 2006** by and between **J. Peter Blumel** the duly appointed, qualified and acting personal representative of the estate of **Juanita P. Blumel**, deceased, hereinafter called the first party and **A. David Phillips and Elizabeth A. Phillips as tenants by the entirety**, hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and second party's heirs, successors and assigns all the estate, right and interest of the estate of the deceased, whether acquired by operation of the law or otherwise, in that certain real property situated in the County of **Klamath**, State of Oregon, described as follows, to-wit:

Lot 6 of MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TO HAVE AND TO HOLD the same unto the second 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 **\$172,000.00**.

IN WITNESS WHEREOF, the first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

26-F

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 ORS 197.352.

Dated this 23rd day of May, 2006.


J. Peter Blumel

STATE OF California)
County of ~~Klamath~~)ss.
Los Angeles)

This instrument was acknowledged before me on this 23rd day of May, 2006
by .

cc f.

Notary Public for California
My commission expires: May 15, 2009

