

Grantor:
Marvin Dean Walker

MTC-74228 DS

M06-10870

Klamath County, Oregon

05/30/2006 03:24:38 PM

Pages 2 Fee: \$26.00

Grantee:
Dennis Murphy and Shireen Murphy

AFTER RECORDING RETURN TO:

Dennis Murphy

6909 Henley Rd.

Klamath Falls, OR 97603

PRID

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 5th day of May, 2006, by and between **MARVIN DEAN WALKER** the duly appointed, qualified and acting personal representative of the estate of **VINA AGNES WALKER**, deceased, hereinafter called the first party, and **DENNIS MURPHY and SHIREEN MURPHY**, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$70,000.00. 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)).

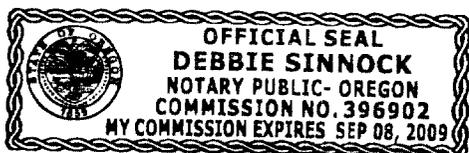
Tax statements shall be mailed to: Dennis Murphy & Shireen Murphy, 6909 Henley Rd., Klamath Falls, OR 97603

Executed this 30th day of MAY, 2006

Marvin Dean Walker
Personal Representative for the Estate of
Vina Agnes Walker, Deceased.

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on MAY 30, 2006
by Marvin Dean Walker as Personal Representative for the Estate of Vina Agnes Walker



Debbie Sinnock
Notary Public of OR
My commission expires 9-8-09

2600

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Beginning at a point on the North right of way line of the County Road which lies South 89° 33' West a distance of 1360.3 feet and North 0° 27' West a distance of 30 feet from the iron axle which marks the Southeast corner of the NE1/4 NE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County Oregon, and running thence; South 89° 33' West along the Northerly right of way line of the County Road a distance of 79 feet to a point; thence North 0° 27' West a distance of 276.3 feet to a point; thence North 89° 33' East a distance of 79 feet to a point; thence South 0° 27' East a distance of 276.3 feet, more or less, to the point of beginning.

PARCEL 2:

Beginning at a point on the North right of way line of the County Road which lies South 89° 33' West a distance of 1439.3 feet and North 0° 27' West a distance of 30 feet from the iron axle which marks the Southeast corner of the NE1/4 NE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County Oregon, and running thence; South 89° 33' West along the Northerly right of way line of the County Road a distance of 79 feet to a point; thence North 0° 27' West a distance of 276.3 feet to a point; thence North 89° 33' East a distance of 79 feet to a point; thence South 0° 27' East a distance of 276.3 feet, more or less, to the point of beginning.

Tax Account No: 3909-025A0-03700-000

Key No: 583951