

M06-12950

Klamath County, Oregon

06/23/2006 03:30:39 PM

Pages 3 Fee: \$31.00



After recording return to:

Peter R. O'Neil and Esther Y. O'Neil

P.O. Box 124
Midland, OR 97634

Until a change is requested all tax statements shall be sent to the following address:
Peter R. O'Neil and Esther Y. O'Neil
Address as shown above.

File No.: 7021-833393 (MTA)

Date: June 16, 2006

THIS

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this **Sixteenth day of June, 2006** by and between **JUDITH A. PRESLAR** the duly appointed, qualified and acting personal representative of the estate of **WARREN LEE CODY**, deceased, hereinafter called the first party and **PETER R. ONEIL and ESTHER Y. ONEIL, husband and wife**, 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:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$149,000.00**.

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.

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 16th day of June, 2006.

Judith A. Preslar

Judith A. Preslar, Personal Representative

STATE OF Oregon)
County of Clackamas)ss.

This instrument was acknowledged before me on this 20 day of June, 2006
by **Judith A. Preslar.**

[Signature]

Notary Public for Oregon
My commission expires: Jan 18 09

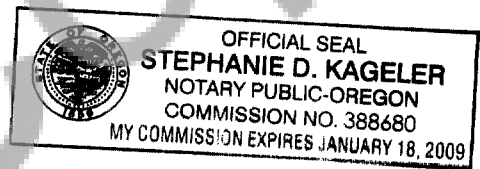


EXHIBIT A

LEGAL DESCRIPTION:

BEGINNING AT A POINT ON THE WEST LINE OF THE SE 1/4 NW 1/4 OF SECTION 2, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, WHICH IS NORTH 0°35' WEST, 1041.2 FEET FROM THE SOUTHWEST CORNER OF SAID SE 1/4 NW 1/4 OF SECTION 2; THENCE NORTH 0°35' WEST ALONG SAID WEST LINE A DISTANCE OF 75 FEET; THENCE NORTH 89°25' EAST, 135 FEET; THENCE SOUTH 0°35' EAST, 75 FEET; THENCE SOUTH 89°25' WEST, 135 FEET TO THE POINT OF BEGINNING, BEING A PARCEL OF LAND IN THE W 1/2 1 1/2 W 1/2 SE 1/4 NW 1/4 OF SECTION 2, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

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