

MTC 76077-SH

Grantor:

Jeffrey F. Baldwin, Personal Rep for the

Estate of William S. Baldwin

2411 Holabird Ave

Klamath Falls, OR 97601

Grantee:

Jason P. Denny

2407 Holabird Ave

Klamath Falls, OR 97601

2006-016121

Klamath County, Oregon



00000874200600161210010013

08/10/2006 03:19:08 PM

Fee: \$21.00

AFTER RECORDING RETURN TO:

Jason P. Denny

2407 Holabird Ave

Klamath Falls, OR 97601

PRD

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 9th day of August, 2006, by and between

Jeffrey F. Baldwin

the duly appointed, qualified and acting personal representative of the estate of William S. Baldwin,

deceased, hereinafter called the first party, and **Jason P. Denny**, 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:

Lots 9 and 10 in Block 46, LAKEVIEW ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-020CD-01100-000

Key No: 171897

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 \$ 144,500.00. 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 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.

Tax statements shall be mailed to: Jason P. Denny 2407 Holabird Ave, Klamath Falls, OR 97601

Executed this 9 day of Aug, 2006

Jeffrey F. Baldwin
Personal Representative for the Estate of
William S. Baldwin, Deceased.

STATE OF OREGON, County of KLAMATH) ss.

This instrument was acknowledged before me on Aug 9, 2006
by Jeffrey F. Baldwin as Personal Representative for the Estate of William S. Baldwin



Stacy M Howard
Notary Public of OREGON
My commission expires Nov 18, 2007

21.00