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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Michael F. Bender
239 Princeton
Klamath Falls, OR 97603

First Party's Name and Address

Michael F. Bender
239 Princeton
Klamath Falls, OR 97603

Second Party's Name and Address

After recording, return to (Name, Address, Zip):

Del Parks, Esq.
832 Klamath Avenue
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Michael F. Bender
239 Princeton
Klamath Falls, OR 97603

2006-017108

Klamath County, Oregon



00002074200600171080020020

SPACE RESE
FOR

08/25/2006 09:02:37 AM

Fee: \$26.00

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE dated August 22, 2006, by and
between Michael F. Bender,
the duly appointed, qualified and acting personal representative of the estate of Christie Julie Bender,
deceased, hereinafter called the first party,
and Michael F. Bender,
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 attached Exhibit "A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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 \$ None. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols ^①, if not applicable, should be deleted. See ORS 93.030.)

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 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, 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)).

Michael F. Bender
Michael F. Bender

Personal Representative

STATE OF OREGON, County of Klamath

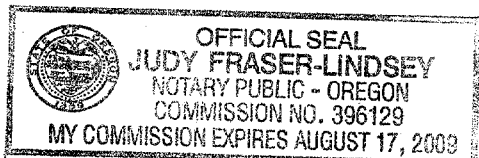
This instrument was acknowledged before me on August 24, 2006 ss.
by Michael F. Bender

This instrument was acknowledged before me on August 24, 2006

by _____

as _____

of _____



Judy Fraser-Lindsey
Notary Public for Oregon

My commission expires 8/17/09

Bigfoot's Den, 2065 Oregon Avenue, Klamath Falls, Oregon, further described as:

Lot 17 and the Westerly 13 feet of Lot 16 (being portion of Lot 16 lying between the Northwestern line thereof and a line parallel thereto and distance 13 feet Easterly and extending between Prescott Street and Oregon Avenue) in Block 72 of Buena Vista 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.

ALSO, a portion of the vacated section of Lakeview Street that lies between Blocks 65 and 72 in Buena Vista Addition to Klamath Falls, Oregon, and more particularly described as follows: Beginning at the Southwesterly corner of Lot 17, Block 72, Buena Vista Addition to Klamath Falls, Oregon; thence North 7°16' East along the Westerly boundary of said Lot 17 a distance of 120.69 feet, more or less, to the Northwest corner of said Lot 17, thence South 89°31'30" West along the south boundary of Prescott Street, a distance of 14.02 feet; thence South 0°28'30" East 40.0 feet; thence South 89°31'30" West 13.0 feet; thence south 0°28'30" East 74.95 feet, more or less, to the Northerly line of Oregon Avenue; thence Southeasterly along said Northerly line of Oregon Avenue, a distance of 11.0 feet, more or less, to the point of beginning.

EXHIBIT "A"

Page 1 of 1