



09/01/2006 09:48:45 AM

Fee: \$21.00

**DEED OF PERSONAL REPRESENTATIVE**

Michael D. Baker, duly appointed, qualified and acting Personal Representative of the Estate of Nancy B. Baker, Deceased, hereinafter called "Grantor", conveys to Michael D. Baker and James Shaun Baker, hereinafter called "Grantees", the following described real property located in Klamath County, Oregon:

Lot 7 and 8 of KIWANIS BEACH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH an undivided 2/12 interest in Lot 15, KIWANIS BEACH.


By acceptance of this deed, Grantees agree that they have fully inspected the property and accepts the land and all other aspects of the property in its present condition, AS IS, including latent defects, without any representations or warranties, expressed or implied, unless they are in writing signed by Grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is NIL.

The consideration is distribution from the Estate of Nancy B. Baker, Deceased.

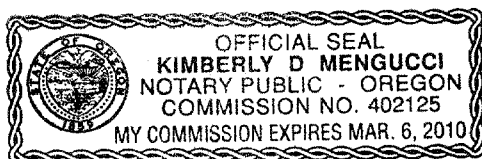
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND 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)).

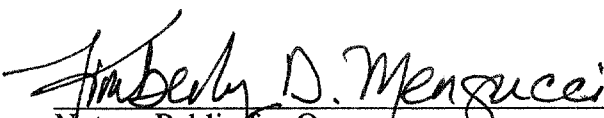
In Witness Whereof, the Grantor has executed this instrument this 29<sup>th</sup> day of August, 2006.

  
Michael D. Baker, Personal Representative of the  
Estate of Nancy B. Baker, Deceased

STATE OF OREGON                     )  
  : ss.  
County of Marion                    )

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of August, 2006, by Michael D. Baker, Personal Representative of the Estate of Nancy B. Baker, Deceased.



  
Notary Public for Oregon

After Recording Return to:  
Roger W. Gracey  
PO Box 565  
Silverton, Oregon 97381

Send Future Tax Statements to:  
Michael D. Baker  
18295 Wallace Road SE  
Dayton, Oregon 97114