

NOV 08 2008

2006-022512

Klamath County, Oregon



00008427200600225120020027

11/13/2006 09:57:27 AM

Fee: \$26.00

GRANTOR NAME AND ADDRESS:

Estate of Tharon Mareta Hodges
Theresa Foeller, Personal Representative
1143 Pine Street
Klamath Falls, OR 97601

GRANTEE NAME AND ADDRESS:

Tree Austin
923 Spring Ridge Drive
Iowa City, IA 52246

David Hodges
c/o Scott MacArthur
Attorney at Law
635 Main Street
Klamath Falls OR. 97601

After Recording Return To:

Scott MacArthur, Attorney
635 Main Street
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED

SEND TAX STATEMENTS TO:

Grantees

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this 7th day of September, 2006, by and between Theresa Foeller, the duly appointed, qualified and acting Personal Representative of the estate of Tharon Mareta Hodges, deceased, Klamath County Circuit Court Case No. 0504473 CV, hereinafter called the First Party, and David Hodges and Tree Austin, each as to an undivided one half interest as tenants in common, hereinafter called the Second party;

WITNESSETH:

For value received and the consideration hereinafter stated, the receipt whereof hereby being 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 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:

Lot 4 and the East one half of Lot 5, Block 7, KLAMATH LAKE ADDITION according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon

SUBJECT TO that certain Trust Deed including the terms and provisions thereof,

Dated: February 7, 2001

Recorded: February 12, 2001

MO1 page 5471

Beneficiary: Wells Fargo Home Mortgage, Inc.

PERSONAL REPRESENTATIVES DEED

Page -1-

TO HAVE AND TO HOLD the same unto the said Second Party, and Second Party's heirs, successors-in-interest and assigns forever.

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, 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ -0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole of the consideration being distribution from out of the estate.

IN WITNESS WHEREOF, the said First Party has executed this instrument the 17th day of SEPTEMBER, 2006.

Theresa Foeller
Personal Representative of the
Estate of Tharon Mareta Hodges,
Deceased

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on Sept 7th 2006
by Theresa Foeller, as Personal Representative of the estate of Tharon
Mareta Hodges, deceased.

Susan Harbin
NOTARY PUBLIC FOR OREGON

