

2006-023484

Klamath County, Oregon



11/24/2006 09:21:37 AM

Fee: \$31.00

Information Required by Statute:

Type of Instrument: **DEED AND BILL OF SALE**

Grantors: DAVID L. STUART and CAROL A. SCHOTT, co-personal
representatives of the Estate of Carol Stuart, deceased

Grantee: CAROL A. SCHOTT and JAN McDUFFEE, as tenants in common

True and Actual Consideration: There is no monetary consideration paid. This deed is executed pursuant to a General Judgment of Final Distribution in the Probate of the Estate of Carol Stuart, deceased, being probated in the Circuit Court of the State of Oregon for the County of Jackson, Case No. 05-662-P7.

Until a change is requested,
all tax statements shall be sent to:
Carol A. Schott
2235 Brentwood Drive
Medford, OR 97504

After recording return to:
William H. Fowler
P.O. Box 1746
Medford, OR 97501

=====

DEED AND BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, That **DAVID L. STUART and CAROL A. SCOTT**, Co-personal representatives of the Estate of **Carol Stuart, deceased**, being probated in the Circuit Court of the State of Oregon for the County of Jackson under Case No. 05-662-P-7, hereinafter called the "**Transferor**", acting pursuant to the General Judgment of Final Distribution entered in said estate on the 1st day of November, 2006, hereby convey, transfer and deliver unto **CAROL A. SCHOTT and JAN A. McDUFFEE**, hereinafter called the "**Transferee**", real and personal property and interests therein owned by said decedent at her death, in Lake of the Woods Home Sites, Klamath County, Oregon, and particularly described as:

That certain cabin and other improvements located on Lot 21, Block F, Lake of the Woods Home Sites, Klamath County, Oregon, accoutrements thereunto


Bill of Sale – Page 1 of 3


appertaining, the furniture, fixtures and other contents within the cabin, and decedent's interest in the Special Use Permit for said Lot issued by the USDA Forest Service.

SUBJECT, HOWEVER, to terms and conditions set forth in the Last Will and Testament of Carol Stuart, which Will was admitted to probate in the referenced proceeding, as follows: the interest of Jan A. McDuffee is subject to a first right of refusal as follows: If Jan A. McDuffee wishes to sell her interest in the cabin and the lease (permit), Carol A. Schott shall have a first right of refusal to purchase the interest of Jan A. McDuffee at the price and on the terms of a bonafide offer, or for the sum of Thirty thousand and no/100 (\$30,000.00) Dollars, cash, whichever is less.

TO HAVE AND TO HOLD the same unto the said Transferee and Transferee's heirs and assigns forever.

DATED this 2 day of November, 2006.

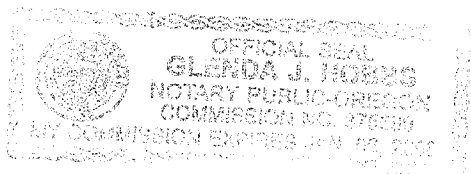

David L. Stuart
Co-Personal Representative

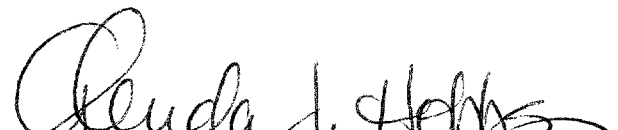

Carol A. Schott
Co-Personal Representative

STATE OF OREGON)
) ss.
County of Jackson)

This instrument was acknowledged and executed before me on this 2 day of November, 2006, by David L. Stuart as co-Personal Representative of the Estate of Carol Stuart, deceased.

BEFORE ME:

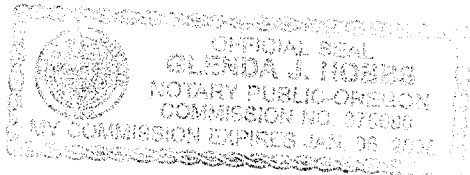



Notary Public for Oregon
My Commission Expires: 1/12/10

STATE OF OREGON)
) ss.
County of Jackson)

This instrument was acknowledged and executed before me on this 2 day of November, 2006, by Carol A. Schott as co-Personal Representative of the Estate of Carol Stuart, deceased.

BEFORE ME:



Glenda J. Hobbs
Notary Public for Oregon
My Commission Expires: 1/6/08