

2006-025124

Klamath County, Oregon



12/21/2006 09:30:25 AM

Fee: \$36.00

Return to:

RICHARD L. LARSON
JOHNSON, CLIFTON, LARSON
& SCHALLER, P.C.
1050 Citizens Building
975 Oak Street
Eugene, Oregon 97401-3124

PERSONAL REPRESENTATIVE'S DEED

First Party : **Johanna E. Witzig and Jean M. Nelsen, Co-Personal Representatives**
 of the ESTATE OF RICHARD ANDREW NELSEN, DECEASED.
 33463 Mt. Tom Drive
 Harrisburg, Oregon 97446

Second Party : **JOHANNA E. WITZIG**
 33463 Mt. Tom Drive
 Harrisburg, Oregon 97446

JEAN M. NELSEN
 15888 Roberts Road
 Prineville, Oregon 97754

Taxes : **JOHANNA E. WITZIG**
 33463 Mt. Tom Drive
 Harrisburg, Oregon 97446

Consideration: Pursuant to General Judgment of Final Distribution
 entered December 6, 2006 in Crook County Circuit Court
 Case No. 06-PB-0003

THIS INDENTURE Made this 19 day of December, 2006, by and between Johanna E. Witzig and Jean M. Nelsen the duly appointed, qualified and acting Co-Personal Representatives of the ESTATE OF RICHARD ANDREW NELSEN, DECEASED, hereinafter called the First Party, and JOHANNA E. WITZIG and JEAN M. NELSEN, hereinafter 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

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PERSONAL REPRESENTATIVE'S DEED - 1

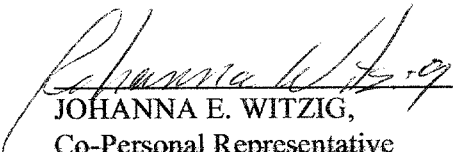
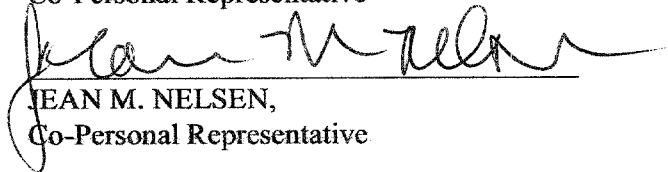
grant, bargain, sell and convey unto the said Second Party and Second Party's heirs, successors-in-interest and assigns all the estate, right and interest of the said Deceased at the time of Decedent's death, and all the right, title and interest that the said estate of said Deceased by operation of 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:

See Exhibit A attached.

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

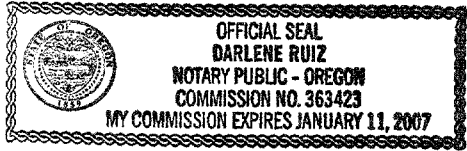
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 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.


IN WITNESS WHEREOF, the said First Party has executed this instrument.


JOHANNA E. WITZIG,
Co-Personal Representative

JEAN M. NELSEN,
Co-Personal Representative

STATE OF OREGON)
)ss.
County of Lane)

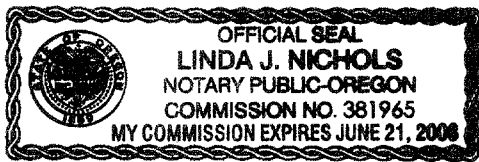
On December 19, 2006, JOHANNA E. WITZIG personally appeared before me, the undersigned Notary, and acknowledged the foregoing to be her voluntary act and deed.

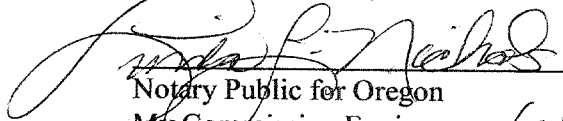



Notary Public for Oregon
My Commission Expires: 1-11-2007

STATE OF OREGON)
)ss.
County of Crook)

On December 14, 2006, JEAN M. NELSEN personally appeared before me, the undersigned Notary, and acknowledged the foregoing to be her voluntary act and deed.





Notary Public for Oregon
My Commission Expires: 6/21/08

Exhibit A

GRANTOR'S ONE-HALF INTEREST IN:

A tract of land situated in the W1/2 NE1/4 NW1/4 of Section 10 T39S, R9EWM, Klamath County, Oregon, more particularly described as follows:

Beginning at a 1/2-inch iron pin at the intersection of the southerly right of way line of Hilyard Ave. and the westerly right of way line of Austin Street, said point being N89° 06' 00" W 688.60 feet and S00° 05' 16" E 30.00 feet from a 5/8-inch iron pin at the centerline intersection of said Hilyard Ave. and Altamont Drive, marking the N1/4 corner of said Section 10; thence S00° 05' 16" E, along said right of way of Austin Street, 300.00 feet to an iron pin; thence N89° 06' 00" W 220.00 feet to an iron pin; thence N00° 05' 16" W 300.00 feet to an iron pin on the southerly right of way line of said Hilyard Avenue; thence 589° 06' 00" E 220.00 feet to the point of beginning, containing 1.52 acres, more or less, with bearings based on Survey No. 2020, as recorded in the Klamath County Surveyor's Office.

Exhibit A