

2007-000587

Klamath County, Oregon



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01/12/2007 08:57:57 AM

Fee: \$26.00

After recording, mail to:

Melvin D. Ferguson  
Attorney at Law  
514 Walnut Avenue  
Klamath Falls, Oregon 97601

Send tax statements to:

Eloise J. Elliott, Trustee  
200 Macklyn Cove Drive No. 11  
Brookings, Oregon 97415

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### DEED OF PERSONAL REPRESENTATIVE

Eloise J. Elliott, Personal Representative of the Estate of David C. Elliott, deceased, Grantor, conveys to Eloise J. Elliott, Trustee of the David Elliott Irrevocable Trust aka Family Trust created under the Last Will and Testament of David C. Elliott dated October 31, 1997, Grantee, the following described real property located in Klamath County, Oregon, to-wit:

A portion of Lots 5 and 6, Block 40, "Plat of Linkville," Original Town of Klamath Falls, Oregon, more particularly described as follows:

Commencing at the most westerly corner of Lot 5, Block 40, said Plat of Linkville, said corner being the intersection of the northerly right of way line of Eighth Street and the easterly right of way line of Main Street; thence N. 38°54'44" E., 47.40 feet along said Main Street right of way and the northwesterly line of said Lot 5, to the True Point of Beginning of this description; thence S. 51°05'16" E., 107.25 feet along the middle of a common wall, said common wall being two 2x4 stud walls constructed parallel and contiguous; thence N. 38°54'44" E., 11.31 feet along the northwesterly side of a 2x4 stud wall; thence S. 51°05'16" E., along the northeasterly side of a 2x4 stud wall, a distance of 12.75 feet to a point on the southeasterly line of said Lot 5; thence N. 38°54'44" E., 33.36 feet to a point on the southeasterly line of Lot 6, said Block 40; said point being the most southerly corner of that property described in Deed Volume M89 at page 3, deed records of Klamath County, Oregon; thence N. 51°08'28"W., 120.00 feet along a line parallel with and 27.0 feet northeasterly from the southwesterly line of Lot 6, to a point on the northwesterly line of said Lot 6; thence S. 38°54'44"W., 44.56 feet to the True Point of Beginning. Containing 5209 square feet more or less, with bearings and distances based on record of survey No. 2860 on file in the office of the Klamath County Surveyor.

Commonly known as 810 Main Street, Klamath Falls, Oregon  
Tax Account No.: R18322

There is no true and actual consideration for this conveyance. The conveyance is made for the purpose of distributing assets of the Estate of David C. Elliott. With this deed, the David Elliott Irrevocable Trust will own this property as a Tenant in Common with Richard S. Ledgerwood.

WARRANTY DEED - 1

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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 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 [2004]).

DATED: 1/3, <sup>2007</sup>~~2006~~.

Eloise J. Elliott  
Eloise J. Elliott, Personal Representative

STATE OF OREGON            )  
  ) ss.  
County of Curry            )

The above instrument was acknowledged by the above-named Eloise J. Elliott to be her voluntary act as Personal Representative.



Susan Harmon  
Notary Public for Oregon  
Commission Expires: April 14, 2010

WARRANTY DEED - 2