

Grantor:  
Estate of Sydney Mae Fiegi

MTG 78485-TM

2007-003882  
Klamath County, Oregon



03/08/2007 03:09:28 PM

Fee: \$26.00

Grantee:  
Christopher & Amanda Figueroa  
4250 Frieda Avenue  
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:  
Christopher & Amanda Figueroa  
4250 Frieda Avenue  
Klamath Falls, OR 97603

PRD

### PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 6<sup>th</sup> day of March, 2007, by and between **Scott A. Figueroa**, the duly appointed, qualified and acting personal representative of the estate of **Sydney M. Fiegi, also known as Sydney M. Figueroa, also known as Sydney M. Figueroa Fiegi**, deceased, hereinafter called the first party, and **Christopher D. Figueroa and Amanda G. Figueroa, as tenants by the entirety**, hereinafter called 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 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 the 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 WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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

The true and actual consideration paid for this transfer, stated in terms of dollars is \$100,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part / whole of the consideration.

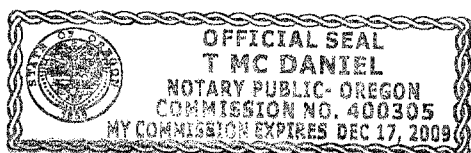
IN WITNESS WHEREOF, the said first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Tax statements shall be mailed to: Christopher Figueroa, 4250 Frieda Ave,  
Klamath Falls, OR 97603  
Executed this 8 day of March, 2007

Scott A. Figueroa  
Personal Representative for the Estate of  
Sydney M. Fiegi, Deceased.

STATE OF Oregon, County of Klamath, ss.  
This instrument was acknowledged before me on March 8, 2007  
by Scott A. Figueroa as Personal  
Representative for the Estate of Sydney M. Fiegi, aka Sydney M. Figueroa, aka Sydney M. Figueroa Fiegi



Shirley Daniel  
Notary Public of Oregon  
My commission expires 12/17/09

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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The East 70.3 feet of TRACT 8 OF EMPIRE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Also beginning at a point North  $89^{\circ} 59'$  East, a distance of 30 feet from the Northwest corner of the SW1/4 NW1/4 SW1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which point is also the SW corner of Tract 8 of Empire Tracts; thence North  $89^{\circ} 59'$  East, a distance of 244 feet to the true point of beginning of this description; thence North  $89^{\circ} 59'$  East, a distance of 70.3 feet to the West line of Tract 9 of Empire Tracts; thence South  $0^{\circ} 15'$  West along the West line of Tract 9 a distance of 15 feet; thence South  $89^{\circ} 59'$  West, a distance of 70.3 feet; thence North  $0^{\circ} 15'$  East, a distance of 15 feet to the true point of beginning, being a portion of the SW1/4 NW1/4 SW1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.