

Grantor:

Samuel A. McGuire, Personal Representative

Clovel Ferguson, 514 Walnut
Klamath Falls, OR 97601

Grantee:

Michael & Doris Fronckowiak

5811 Southgate
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:

Michael & Doris Fronckowiak

5811 Southgate
Klamath Falls, OR 97603

PRD

2007-007143

Klamath County, Oregon



00020507200700071430020027

04/18/2007 11:24:57 AM

Fee: \$26.00

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 9 day of April, 2007, by and between

SAMUEL A. MCGUIRE

the duly appointed, qualified and acting personal representative of the estate of

HELEN M. WILTFONG, deceased, hereinafter

called the first party, and **MICHAEL FRONCKOWIAK and DORIS FRONCKOWIAK, 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:

Lot 6 in Block 7 of SECOND ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 \$155,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part / whole of the consideration.

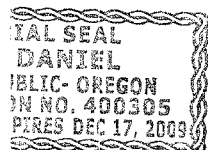
IN WITNESS WHEREOF, the said first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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:

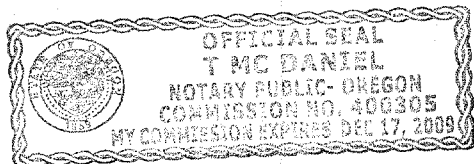
Executed this 17 day of April, 2007

Samuel A McGuire
Personal Representative for the Estate of
HELEN M. WILTFONG, Deceased.



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STATE OF Oregon County of Klamath ss.
This instrument was acknowledged before me on April, 17, 2007
by Samuel A. McGuire as Personal
Representative for the Estate of Helen m. Wilffong



Samuel A. McGuire
Notary Public of Oregon
My commission expires 12/17/09

