

2007-009444

Klamath County, Oregon



05/24/2007 03:33:24 PM

Fee: \$21.00

PERSONAL REPRESENTATIVE'S DEED

Grantor:

Walter H. Sweek, as Personal Representative  
of the Estate of Gertrude M. Schroeder  
2748 SW Talbot Rd  
Portland, OR 97201-1671

Grantees:

Phil E. Schroeder  
1009 Joshua Place  
Fremont, CA 94539

After recording, return to:

Boivin, Uerlings & DiIaconi, P.C.  
Attn: James R. Uerlings  
803 Main Street, Suite 201  
Klamath Falls, OR 97601

Send all property tax statements to:

Phil E. Schroeder  
1009 Joshua Place  
Fremont, CA 94539

THIS INDENTURE made this 21<sup>st</sup> day of May, 2007, by and between **Walter H. Sweek**, the duly appointed, qualified and acting successor personal representative of the estate of **Gertrude M. Schroeder**, deceased, hereinafter called the first party, and **Phil E. Schroeder**, hereinafter called the second party;

WITNESSETH:

For value received and the consideration hereinafter stated, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and second party's heirs, successors and assigns all estate, right and interest of the estate of the deceased, whether acquired by operation of the law or otherwise, in that certain real property situated in the County of **Klamath**, State of Oregon, described as follows, to-wit:

Real property located at 4312 Bristol Avenue, Klamath Falls, in the County of Klamath, State of Oregon, more particularly described as follows:

Lot 30 of TONATEE HOMES, formerly described as North 100 feet of 70 Sunrise Park, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon.  
Property Tax Id #R553939

TO HAVE AND TO HOLD the same unto the second party and second party's heirs, successors-in-interest and assigns forever. The true and actual consideration for this conveyance is the Judgment of Court entered in the Matter of the Estate of Gertrude M. Schroeder, Deceased, No. 85-0034PR in the Circuit Court of the State of Oregon for Klamath County.

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 first party has executed this instrument

Personal Representative

STATE OF OREGON, County of Multnomah ss.

This instrument was acknowledged before me on May 21, 2007 by, **Walter H. Sweek**, as Personal Representative of the Estate of **Gertrude M. Schroeder**.



Notary Public for Oregon  
My Commission Expires: 6-23-2007