

2007-009445

Klamath County, Oregon



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05/24/2007 03:35:04 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 & Dilaconi, 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 21st 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:

Beginning at a point 1724 feet East of the Southwest corner of the Northwest quarter of the Northwest quarter of Section Five, Township 39 South, Range Nine East, thence East 350 feet to West side of old county road heading from Klamath Falls, Oregon, to Keno, Oregon, thence 20° 15' East 150 feet; thence West 401.9 feet, thence North 140.7 feet to place of beginning. Property Tax Id #R532392.

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.

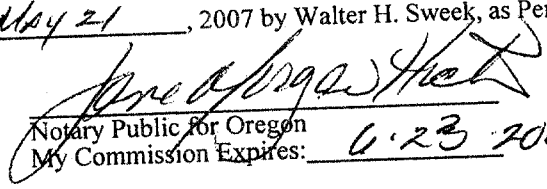
IN WITNESS WHEREOF, the first party has executed this instrument


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