

MT79853-MS

Grantor:
Estate of Evelyn M. Franklin

2007-012000
Klamath County, Oregon



00026272200700120000020022

07/03/2007 03:23:03 PM

Fee: \$26.00

Grantee:
Barbara Johnson and Michael Arnds

AFTER RECORDING RETURN TO:
Barbara Johnson and Michael Arnds
11852 Blythe Street
North Hollywood, CA 91605

PRD MT79853-MS

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 2nd day of July, 2007, by and between Fred L. Franklin

the duly appointed, qualified and acting personal representative of the estate of Evelyn M. Franklin, deceased,

hereinafter called the first party, and **Barbara Johnson and Michael Arnds not as tenants in common,**

but with right of survivorship, 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 **\$160,000.00**. However, the actual consideration consists of or includes other property or value given or promised which is part / whole of the consideration.

Subject to CURRENT YEAR'S TAXES, A LIEN IN AN AMOUNT TO BE DETERMINED BUT NOT YET DUE AND PAYABLE.

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.

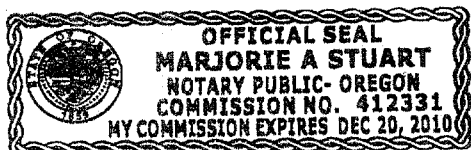
Tax statements shall be mailed to: Barbara Johnson and Michael Arnds, 11852 Blythe Street, North Hollywood, CA 91605

Executed this 2nd day of July, 2007

Fred L. Franklin
Personal Representative for the Estate of
Evelyn M. Franklin, Deceased.

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 7/2, 2007
by Fred L. Franklin as Personal Representative for the Estate of Evelyn M. Franklin, deceased



MAA Stuart
Notary Public of Oregon
My commission expires 12/20/10

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EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the NE1/4 SW1/4 NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point 720 feet East and 792 feet North of an iron pin driven into the ground near the fence corner at the Southwest corner of the NW1/4 of Section 1 in Township 39 South, Range 9 East of the Willamette Meridian, on the property of Otis V. Saylor, being the Southwest corner of said property abutting on the Dalles-California Highway (now Klamath Falls, Lakeview Highway) and which pin is East 30 feet of the center of a road intersecting said highway from the North and 30 feet North of the center of said highway; thence East 270 feet; thence North 132 feet; thence West 270 feet; thence South 132 feet to the point of beginning.