

MT 80457-KR

Grantor:

Michael C. Horton, Personal Representative of  
The John C. Horton Estate

2007-019260

Klamath County, Oregon



00034990200700192600010013

11/09/2007 03:23:58 PM

Fee: \$21.00

Grantee:

Don Ballew Living Trust UDA, April 12, 2001  
and Sharon L. Parks, Trustee of the Sharon L.  
Parks trust dated 6-10-1996

AFTER RECORDING RETURN TO:

Don R. Ballew  
9202 St. Andrews Circle  
Klamath Falls, OR 97603

PRD

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 8<sup>th</sup> day of November 2007, by and between Michael C. Horton /L. the duly appointed, qualified and acting personal representative of the estate of **John C. Horton**, deceased, hereinafter called the first party, and **Don R. Ballew, Trustee of the Don Ballew Living Trust UDA, April 12, 2001, as to an undivided one-half interest and Sharon L. Parks, Trustee of the Sharon L. Parks trust dated 6-10-1996, as to an undivided one-half interest**, 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 2 in Block 5, First Addition to Shield Crest, Tract No. 1245, also the Westerly 15 feet of the most Northerly 285.38 feet of Lot 12 in Block 5, First Addition to Shield Crest, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Together with an undivided interest in all those private roads shown on the plat and more particularly described in Declaration recorded in Volume M84, page 4256, records 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 **\$450,000.00**. 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: **Don Ballew Living Trust UDA, April 12, 2001 and Sharon L. Parks, Trustee of the Sharon L. Parks trust dated 6-10-1996, 9202 St. Andrews Circle, Klamath Falls, Oregon 97603**

Executed this 8<sup>th</sup> day of November 2007

Michael C. Horton Personal Representative  
**Michael L. Horton, Personal Representative for the Estate of**  
**John C. Horton, Deceased.**

STATE OF OREGON, County of KLAMATH) ss.

This instrument was acknowledged before me on November 8, 2007  
by **Michael L. Horton** as Personal Representative for the Estate of **John C. Horton, Deceased.**



Kristi L. Redd  
Notary Public of Oregon  
My commission expires 11/16/2007

214MT