

2007-020927

Klamath County, Oregon



After recording return to:
J & J Family Trust
13131 Highway 39
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
J & J Family Trust
13131 Highway 39
Klamath Falls, OR 97603

File No.: 7021-1138717 (DMC)
Date: December 06, 2007

THIS SPACE



12/14/2007 10:44:51 AM

Fee: \$31.00

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this **Sixth day of December, 2007** by and between **Bill J. Graham** the duly appointed, qualified and acting personal representative of the estate of **Violette Nell Kunz**, deceased, hereinafter called the first party and **Dennis Hynes, Trustee of The J & J Family Trust**, 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 the 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:

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 paid for this transfer, stated in terms of dollars, is **\$475,000.00**.

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

F 31-

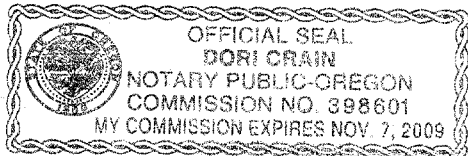
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

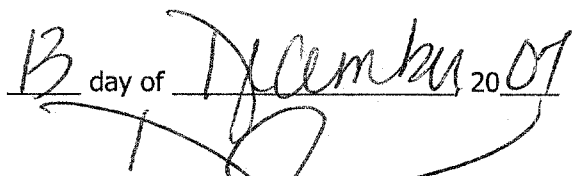
Dated this 13 day of December, 2007.


Bill J. Graham, Personal Representative

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 13 day of December, 2007
by **Bill J. Graham**.




Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009

PARCEL 1: A TRACT OF LAND IN THE SE1/4 NW1/4 OF SECTION 15, TOWNSHIP 41 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SE1/4 NW1/4, THENCE SOUTH 251 FEET ALONG THE WEST BOUNDARY LINE OF SAID SE1/4 NW1/4; THENCE EAST 330 FEET; THENCE NORTH 251 FEET; THENCE WEST ALONG THE NORTH BOUNDARY LINE OF THE SE1/4 NW1/4 A DISTANCE OF 330 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE NORTH 30 FEET OF SAID TRACT CONVEYED TO KLAMATH COUNTY, OREGON FOR ROADWAY, RECORDED IN DEED VOLUME 85, PAGE 165, KLAMATH COUNTY, OREGON.

TAX NUMBER: R110132

AND

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15 TOWNSHIP 41 SOUTH RANGE 12 EAST OF THE WILLAMETTE MERIDIAN, EXCEPTING 2 ACRES MORE OR LESS DEEDED TO W.J. HOLBROOK ET UX BY DEED 94, PAGE 232 AND EXCEPTING 2 ACRES MORE OR LESS DEEDED TO LOUIS KALINA, JR. BY DEED 94, PAGE 309, KLAMATH COUNTY, OREGON.

TAX NUMBER: R110141

PARCEL 2: THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, IN TOWNSHIP 41 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN, CONTAINING FORTY ACRES, SUBJECT HOWEVER TO RIGHT OF WAY FOR DITCHES CONVEYED TO THE MALIN IRRIGATION DISTRICT, KLAMATH COUNTY, OREGON.

TAX NUMBER: R110105

PARCEL 3: THAT PART OF THE NW1/4 OF THE SE1/4 OF SECTION 15, TOWNSHIP 41 SOUTH, RANGE 12, EAST OF THE WILLAMETTE MERIDIAN, LYING NORTHERLY OF THE KLAMATH IRRIGATION DISTRICT 'D' CANAL, KLAMATH COUNTY, OREGON.

TAX NUMBER: R110098